

*THE CITY OF*  
**BOTANY BAY**

*LOCAL PARKS*

Plan of Management

June 1999



THE CITY OF  
DETROIT

DEPARTMENT OF  
FINANCE

OFFICE OF  
THE COMPTROLLER

# **PLAN OF MANAGEMENT FOR LOCAL PARKS**

FOR THE CITY OF BOTANY BAY  
LOCAL GOVERNMENT AREA  
JUNE 1999

Prepared by  
THE CITY OF BOTANY BAY  
and  
Susan Stratton Landscape Architect



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*The Plan of Management for Local Parks was adopted by  
The Council of the City of Botany Bay  
At the meeting  
On  
28<sup>th</sup> June 1999*

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# 1.0 PLAN OF MANAGEMENT FOR LOCAL PARKS

The Local Government Act 1993 provides councils with a specific approach to the classification and management of community land. Sections 35 and 36(l) of the Act require that all community land owned by councils be the subject of a plan of management. Community land is defined as land that should be kept for the use of the general community. Community land must not be sold and can be leased for no more than twenty-one years. In addition, it may only be leased or licensed for more than five years subject to public notification.

The plans of management in this volume have been prepared in accordance with the requirements of the LGA 1993.

There are seven (7) local parks in the City of Botany Bay which provide the immediate community with space for passive recreation. These parks are also used by the wider community for special events, a particular community group for their specific activity, and/or the City in an operational function.

## **HOW TO USE THIS VOLUME**

This plan of management provides a framework to guide the City of Botany Bay's decision making in relation to Local Parks. The plan reflects the needs of Council (as managers of the parks), current and future visitors (as users of the parks) and local residents (as users and neighbours of the parks).

The volume is divided into two sections:

## **BASIS FOR MANAGEMENT**

This section reflects the long term policies of Council in relation to the parks and has a currency of 20-30 years.

## **MANAGEMENT STRATEGIES & PERFORMANCE CRITERIA**

This section contains the medium term strategies and performance criteria that Council will adopt to achieve its long term policies and meet user demands. These strategies have a currency of 5- 10 years.

## **IMPLEMENTATION & PERFORMANCE PROGRAM**

Action plans and a monitoring program have been placed in a separate Implementation and Performance Program Volume and contain the actions that Council will implement in managing the parks including priorities and capital requirements, as well as methods to monitor the success of these actions. It is envisaged that Council will update the volume annually as the actions and monitoring program have a currency of 5 years.

# 2.0 BASIS FOR MANAGEMENT

## THE OPEN SPACE SYSTEM

Botany has 64 parks, including small areas created by street closures. Of these, 48 are small parks or playgrounds and 11 are outdoor sports facilities. The open space settings also include 4 formal gardens and one area of regional park land.

Most of the parks serve the immediate area of the local community. Local Parks differentiate from Pocket Parks in that they have been found to serve large areas of the City of Botany Bay as well as communities outside the City of Botany Bay Local Government Area or that they serve an operational function. The seven Local Parks included in this document are:

- Bridget Tight Reserve, Eastlakes
- Eastlakes Reserve, Eastlakes
- John Curtin Reserve, Mascot
- Lever Street Reserve, Mascot
- Rhodes Street Reserve, Hillsdale
- Sparkes Street Reserve, Mascot
- Todd Reserve, Mascot.
- Grace Campbell Reserve, Hillsdale

Four of the Local Parks are owned by the City of Botany Bay. A portion of Todd Reserve is jointly owned by the Department of Urban Affairs and Planning and the City of Botany with the remaining portion being owned by Sydney Electricity, Lever Street Reserve is jointly owned by the Department of Urban Affairs and Planning and the City of Botany and Rhodes Reserve is owned by Sydney Water.

Much of this Plan of Management is based on existing Council policy including the City of Botany Bay Management Plan for 1995-96 and community feedback raising issues relating to the Council's provision of open space over the last two years. This feedback is in the form of correspondence received by Council, and responses to letter drops associated with development carried out in Council's parks. In addition to this a number of planning studies and guides were used as resource documents.

Development of this Plan of Management has identified the need for an open space study to ascertain both the viability and user needs of all of Council's parks.

## 2.1 VALUES

The values placed on Local Parks are those attributes which people find most important or of high regard and would wish to see enhanced. In addition to these existing attributes there are other values that the community find important and subsequently need to be addressed.

The intrinsic value of Local Parks is that they satisfy the needs of the community to provide a facility for passive recreation that is both functional and contributes to an improved quality of life.

Core values have been identified for the City's Local Parks. These are:

### **Social and Cultural Values**

The local parks are focal points for social and cultural activities, especially in those parks surrounded by high density residential development. The parks have the potential to provide the community with both a strong sense of identity and a feeling of continuity.

### **Recreational Values**

Local parks aim to provide for casual passive recreational opportunities. In general local parks have the potential for providing an area for passive recreation which ranges from large cultural functions to the more informal picnicking. They have play areas which cater for the more active pursuits of children whilst the more passive needs of adults are satisfied by the provision of seating. In the larger local parks provision for suitable active recreation, cultural and childrens activities should be encouraged.

### **Character**

Local parks provide visual respite from the hard urban environment. Parks portray an image of the immediate community in the manner in which they are developed and maintained.

## **2.2 ROLE**

The role of any given park or reserve is the way in which that park contributes to the functions of the open space system. The role of local parks in the regional context can be separated into a number of functions which are:

- To satisfy the non-organised, passive recreational needs of the local community.
- To satisfy cultural diversity.
- To provide visual relief from the hard urban landscape
- To instil a sense of history and ownership of open space in the local community.
- To provide accessible playground facilities for the local and wider community.
- To form a link with other components of open space within the City of Botany Bay.
- To provide appropriate operational facilities to assist in efficient and effective management of the City's open space system.

## 2.3 LAND MANAGEMENT GOALS

The production of this plan of management is closely linked with Council's overall mission statement as set out in the City of Botany Bay Management Plan 1995-96.

*"The City of Botany Bay is committed to improving the total environment to allow all community members who live, work, or use the facilities in the Council area to enjoy and benefit from the services provided"*

The land management objectives developed for Local Parks aim to be visionary and flexible enough to accommodate the dynamic nature of the City and are intended to guide Council's management of parks to protect and enhance the above values.

The following objectives were developed for Local Parks:-

*"To provide passive recreational opportunities for visitors while ensuring appropriate use of the facility. "*

*"To provide and maintain a high quality recreational facility based on community needs and within budget. "*

*"To ensure that the facility is equally available to all members of the public.*

*"To provide the local community with the opportunity to promote and foster a sense of identity and, consequently, develop the 'sense of place' in the park that reflect the aspirations, needs and character of that community."*

## 2.4 GENERAL ISSUES

### Recreational Usage

The primary role of Local Parks is to provide specialist facilities for a variety of user groups involved in passive recreation. This Plan of Management aims to establish guidelines which addresses the following issues:

That local parks be managed to accommodate cultural and social events appropriate to the size of the park.

Facilities for passive recreation be developed which will benefit the community.

That leases and licences of a suitable nature be granted to assist in the upkeep of the Parks and maintain Council's policy of a subsidised user pays system.

Further to the above that leases and licences be granted in preference to community groups to ensure the particular group's longevity and their ongoing benefit to the community and encourage their input into future development of the facility.

Informal active recreation in these parks should be encouraged as long as it in no way impacts on neighbouring residents and other users of the facility.

### **Access**

Vehicular access to local parks is currently limited to service and emergency vehicles.

Access by disabled users is an issue which should be considered, and opportunities to provide convenient circulation routes and access to amenities need to be identified and their feasibility and practicality investigated.

The management and maintenance of access roads should take into account not only their function in providing quick and convenient access for emergency and service vehicles, but their dual use as pathways for pedestrian and disabled users.

Car parking by the general public is restricted to neighbouring streets. Parking is prohibited within local parks unless written permission is obtained from Council.

### **Safety**

One of the most prevalent issues regarding community land is that of safety. Many of the problems regarding vandalism and safety stem from the inability to access local parks, poor signage and inadequate lighting. Adjacent residents and the local community need to be consulted as to their preference for or against additional lighting.

The risk of injury to users of the Park can be minimised by ensuring the facilities are regularly inspected and maintained to a hi oh standard.

### **Administration and Management**

This plan aims to provide guidelines for the future use, development, management and maintenance of Local Parks which will be adopted by Council.

Operational use of parks must be managed in such a way as to minimise impacts on neighbours.

Easements, licences and right-of-carriageways for services and utilities required in local parks should be granted with the consent of Council.

### **Maintenance**

Staff are allocated to the parks according to the maintenance requirements which at present vary seasonally and with the size and degree of development of the park.

Over time, as the recreation needs and aspirations of the community change, the current number and structure of staff and the funding levels for maintenance are also likely to change.



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### 3.1 BRIDGET TIGHT RESERVE, EASTLAKES

This land is owned by the City of Botany Bay. The land was classified as 'Community Land' in accordance with the transitional provisions in Schedule 7, Clause 6 of the Local Government Act 1993. The land is zoned 6(a) Recreation under the City of Botany Bay Council's Local Environment Plan 1995.

Bridget Tight Reserve is held in the one title being Lot 7 in DP 230264. Lot 3 in DP 512935 which is owned by Sydney Electricity is located on the south east corner of the reserve fronting Evans Avenue and Dalby Place and is maintained by the City. The Reserve is subject to an easement for drainage, J947588 and a caveat that it only be used as a public reserve.

The site is approximately 0.466 hectares or 4657 square metres in area and is bounded by Evans Avenue and Dalby Place to the south and west respectively and residential properties lie on the northern and eastern boundaries. Right of ways exist on the northern and eastern boundaries allowing vehicle access to the rear of properties which front onto Gardeners Road and Evans Lane. The park is located in an area dominated by high density residential landuse. A small area of commercial landuse, Eastlakes Shopping Centre is located nearby, to the north along Evans Avenue and the better known Eastlakes Reserve is located to the south on the opposite side of Evans Avenue. The park is readily accessible, being located on Evans Avenue which is well serviced by public buses whilst nearby streets are used for parking. Residents from the three storey unit buildings surrounding the park have a short walk to the park. Noise emanating from traffic using Evans Avenue has some impact upon the park. Disharmony of the parked cars and carports on the northern boundary are a major visual impact as are the imposing three storey buildings located on three of the Bridget Tight Reserve's boundaries.

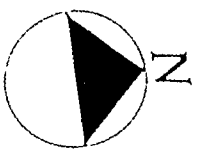
#### HISTORY

The Reserve is apparently named after a pioneer of the area, Bridget Tight, by the then Council on the 31st October 1962, however little is known about her and research to date has failed to find additional information. The land was dedicated as a public reserve in 1966 as a result of the Eastlakes subdivision which was touted as a new 'garden suburb' at the time of it's inception, in the early 1960's.

The irrigation system was installed in 1969 to enable the reserve to be used as a playing field as the need for a facility for active recreation was apparent at the time. The pump house on the corner of Evans Avenue and Dalby Parade was erected and the pump installed in December 1978. This was attached to the reticulation system which had previously used town water.

Further information regarding the parks history will be entered when available.

# BRIDGET TIGHT RESERVE



NOT TO SCALE



## RECREATIONAL USE

This local park is utilised for passive recreation purposes and currently receives high usage especially when events held in Eastlakes Reserve overflow into the area. Being a large, open reserve it attracts informal active recreation such as impromptu soccer games which over time have grown to a scale inappropriate for the area. Both neighbours and Council staff have raised concerns regarding damage to personal and public property as a result of the soccer games. Whilst there is a need for facilities for active recreation in the Eastlakes area the immediate community have indicated a preference for passive recreation in this reserve.

## LANDSCAPE CHARACTER AND RESOURCES

Bridget Tight Reserve is a large open area enclosed by large street trees, other perimeter planting and high brick fences of adjacent properties with the three storey units towering above these. The perimeter planting provides shade and helps screen the tall residential buildings that dominate the area however on the eastern boundary plantings have been repeatedly vandalised leaving views of the buildings and boundary walls which are often the subject of graffiti.

The substation and pump house on the south west corner of the reserve, Evans Avenue and Dalby Place, are of an unattractive brick construction surrounded by ineffectual screen planting. These buildings are subject to graffiti and illegal posters which is particularly unfortunate due to their prominent location.

There are some tables and benches located under the trees on the Evans Street frontage however apart from these there are few other facilities provided in the reserve.

## MAINTENANCE

There is an irrigation system installed in the reserve served by both the bore and mains water supply. This ensures that the reserve retains a lush green appearance and can tolerate heavy use which is highly regarded in this heavily populated area.

The reserve is well maintained by a groundsman based in nearby Eastlakes Reserve.

### 3.1 BRIDGET TIGHT RESERVE, EASTLAKES

#### MANAGEMENT ISSUES & STRATEGIES

##### 3.1.1 RECREATIONAL USE

- . The provision of open space at Bridget Tight Reserve is suited to non-structured, passive recreation.
- . Ease of access and provision of seating is of most importance.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Ensure that the reserve satisfies the non-structured passive recreation needs of the community.	<p>Identify the recreational requirements of users and the immediate community.</p> <p>Develop a list of appropriate activities as identified by user groups, Council staff and the community.</p> <p>Identify undesirable activities and incompatible users.</p> <p>Consider provision of new or upgraded facilities in order to facilitate the above.</p>	<p>Non-structured recreational requirements identified.</p> <p>List of appropriate activities produced</p> <p>List of unsuitable users produced.</p> <p>Appropriate signage installed at the reserve indicating appropriate and inappropriate use.</p> <p>Investigations carried out and recommendations produced.</p> <p>The upgraded master plan ultimately reflects the community requirements for the reserve.</p>



### 3.1 BRIDGET TIGHT RESERVE, EASTLAKES

#### 3.1.2 ACCESS

- Access to and through the reserve will ensure ongoing use by the community and ease of maintenance.
- Access to the reserve must not discriminate against potential users.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Control vehicular access to the reserve.	General vehicular access to be prohibited and prevented.	Vehicular access to the reserve restricted.
	Allowance to be made for service and emergency vehicles to enter the reserve.	Ease of entry for service and emergency vehicles.
To provide the users of the reserve with safe and convenient access to and through the park.	Investigate opportunities to improve access for reserve users.	Opportunities to ensure access and linkages identified.
	Gates and barriers for vehicles to allow for pedestrian access.	Increase in ease of access and level of usage.
	Investigate linkages with other open space areas.	Linkages identified and recommendations made.
Increase the accessibility of the reserve to disabled users where appropriate.	Provide suitably graded paths and ramps where appropriate.	Increase in usage and ease of access to the facility by disabled users.

#### 3.1.3 FUTURE DEVELOPMENT

- Present users and present facilities may need to be improved, expanded or altered within the next five years
- Site services and those for adjacent development may need to traverse the Reserve.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Plan for changing user needs.	Undertake a Recreational Needs Study.	Recreational Needs Study carried out.
Ensure that the costs to the community for future development at Bridget Tight Reserve are minimised.	Off-set the cost of development by actively seeking funding in the form of grants from Government sources.	Costs of future development to the community is minimised.
Allow for the installation of services where required.	As approved by Council and Statutory Authorities.	Facilities are adequately serviced. Services are identified and located.

### 3.1 BRIDGET TIGHT RESERVE, EASTLAKES

#### 3.1.4 LANDSCAPE CHARACTER

- Development of Bridget Tight Reserve should enhance the existing park features or features of value.
- The current area of the Bridget Tight Reserve is adequate however upgrading is required.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
To enhance the park in a manner that is consistent with the local character and to improve visual amenity.	Upgrade the master plan for the park that draws on the positive characteristics of the locality.	Amenity of the reserve.
	Implement master plan.	Amenity of the reserve.
	Provide equipment and facilities that are consistent with Council's Corporate Identity Program.	Amenity of the reserve.
	Retain existing trees and other features of value.	Trees and other features retained.

#### 3.1.5 COMMUNITY SPIRIT

- Community support and participation has been identified as important to the prosperity of Bridget Tight Reserve.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Facilitate community involvement in the planning & development of initiatives for the reserve.	Actively encourage community involvement through letter drops prior to any development within the reserve.	Community input into the development of a master plan for the reserve.
Maintain community interest, thereby ensuring long term success of the reserve.	Community and Council consultation process required during any future development of the master plan.	Reserve reflects the needs and concepts put forward by the community.
Minimise real and perceived adverse impacts on neighbouring properties caused by use of the reserve.	Identify potential and existing adverse impacts such as noise, litter and inappropriate usage.	List of adverse impacts completed.
	Liaise with user groups and residents to foster a positive and harmonious relationship.	Positive feedback from the community.

### 3.1 BRIDGET TIGHT RESERVE, EASTLAKES

#### 3.1.6 SAFETY

- . Measures need to be implemented to reduce the levels of vandalism and undesirable use of this reserve.
- . To provide for public safety.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Manage the reserve to ensure safe use and enjoyment by the community.	<p>Formulate and implement an inspection program to identify and eliminate all potential hazards</p> <p>Ensure weekly inspections of the park by Council's Rangers.</p> <p>Ensure that identification and information is conveyed through signage.</p>	<p>Inspection program formulated and implemented.</p> <p>Reduced level of vandalism and other undesirable use.</p> <p>Undesirable use of the reserve is reduced.</p>

### 3.1 BRIDGET TIGHT RESERVE, EASTLAKES

#### 3.1.7 ADMINISTRATION & MANAGEMENT

The success of Bridget Tight Reserve will rely on efficient and effective management of the land for public recreation.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Provide an efficient, open and responsive administration and management system with clearly defined goals and areas of responsibility.	Develop and implement efficient and effective systems designed to make the best possible use of financial, human and natural resources.  Be responsive to public suggestions, attend to public enquiries promptly, and provide accurate and useful information to the community as required.	Cost- effectiveness of management systems  Level of community satisfaction or amount of positive feedback.

#### 3.1.8 MAINTENANCE

The success of Bridget Tight Reserve will rely on regular maintenance by Council to provide a high quality recreational facility.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Develop a system of consistent and regular checking and maintenance of all facilities in the reserve.	Develop maintenance programs for the reserve.	Amenity of the reserve.
Ensure that the reserve is maintained and inspected by staff with appropriate skills.	Implement park asset management program.	Amenity of the reserve.
	Employment and training of staff with suitable skills to maintain the reserve.	Amenity of the reserve.
	Weekly inspection of the reserve by the Parks Supervisor.	Amenity of the reserve.
Ensure that identification and information is conveyed through signage.	Appropriate signage installed in accordance with City identity.	Reduced level of vandalism and other undesirable use resulting in reduction of maintenance.
All facilities in the reserve to comply with relevant Australian Standard.	All new equipment to comply with Australian Standards.	Compliance with Australian Stand

### 3.2 EASTLAKES RESERVE, EASTLAKES

This land is owned by the City of Botany Bay. The land was classified as 'Community Land' in accordance with the transitional provisions in Schedule 7, Clause 6 of the Local Government Act 1993. The land is zoned 6(a) Recreation under the City of Botany Bay Council's Local Environment Plan 1995.

Eastlakes Reserve is held in two titles, one title being Lot 7 in DP 237132 on the corner of Longworth Avenue and Barber Avenue and Lot I in DP 565621. The Reserve is subject to an easement for drainage and a caveat that it only be used as a public reserve.

The site is approximately 1.2921 hectares or 12921 square metres in area and is bounded by Evans, Longworth and Barber Avenues to the north west and south respectively and Eastlakes shopping area lies on the eastern boundary. The park is located in an area dominated by high density residential and commercial landuse. Bridget Tight Reserve is located on the other side of Evans Avenue. The park is readily accessible, being located on Evans Avenue which is well serviced by public buses whilst nearby streets are used for parking. Residents from the three storey unit buildings surrounding the park have a short walk to the park. Noise emanating from traffic using the surrounding streets and in particular Evans Avenue has some impact upon the park.

#### HISTORY

Eastlakes Reserve was set aside during subdivision of Eastlakes in the early to mid 1960's. An area of just under 500 square metres on the corner of Barber and Longworth Avenues was dedicated to the City for use as public reserve in 1966. The remainder of the reserve was leased to the Council until 1980 when the title was finally registered in the City's name as a public reserve in accordance with the conditions of the subdivision consent.

Eastlakes Reserve was named in 1977 after the suburb in which it is located.

In 1995 artwork and a mosaic done by local school children was installed on the prominent corner of the reserve facing Evans and Longworth Avenues jointly funded by the City and a Youth Grant. It was the winner of a Keep Australia Beautiful Award that same year.

Further information as to the history of Eastlakes Reserve will be entered when available.

#### RECREATIONAL USE

Eastlakes Reserve is used for passive recreation by nearby residents and for community and cultural events by the wider community. In particular it is the venue for the City's Biannual Multicultural Fair and Carols by Candlelight at Christmas time each year. The reserve is a dynamic area constantly used by the community with a large number of pedestrians traversing



the area as they walk to and from the shopping centre. The two playgrounds are popular locations for children of various ages and the rotunda is noted as a meeting place for local youth groups. The families from the units surrounding the park often have informal family functions in the park using the sheltered tables and benches provided adjacent to the play equipment. The reserve is heavily used by children during school holiday periods and the mobile sprinkler is particularly popular with this age group in the warmer summer months.

## LANDSCAPE CHARACTER AND RESOURCES

Eastlakes Reserve has a very stark appearance, despite having a lot of facilities, due to the lack of trees on this large site. Apart from the mature trees and shrubs situated on the perimeter there are a few young trees located in the reserve nearer the playgrounds which have been developed and upgraded since the mid 1980's. These trees have yet to develop and suffer at the hands of vandals. The existing trees screen some of the units and shopping centre buildings that surround the reserve and provide shade for users of the area.

There are two pathways that traverse the reserve that have been installed specifically for pedestrians and commuters using the area as a short cut to and from their place of residence to the shopping centre or bus stops in Evans Avenue and Gardeners Road which can be accessed via Racecourse Place.

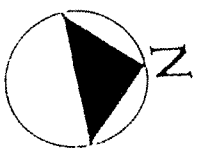
The structures in the reserve include a rotunda, an entry feature with the reserve name plaque and associated seating area and a number of shelters with attached tables and benches. The rotunda is a focal point in the reserve which is unfortunate as it is an unappealing structure. Ongoing vandalism of the rotunda ensures that it looks unsightly for much of the year despite regular efforts by the Council to repair damage and remove graffiti. The rotunda, having a very open design, fails to protect users from the weather.

The entry feature on Barber Avenue has lost a great deal of its impact due to the installation of the highly decorative temple in the adjacent shopping centre car park. The low brick walls and central name plinth have also been subject to ongoing graffiti which necessitates regular and costly repainting.

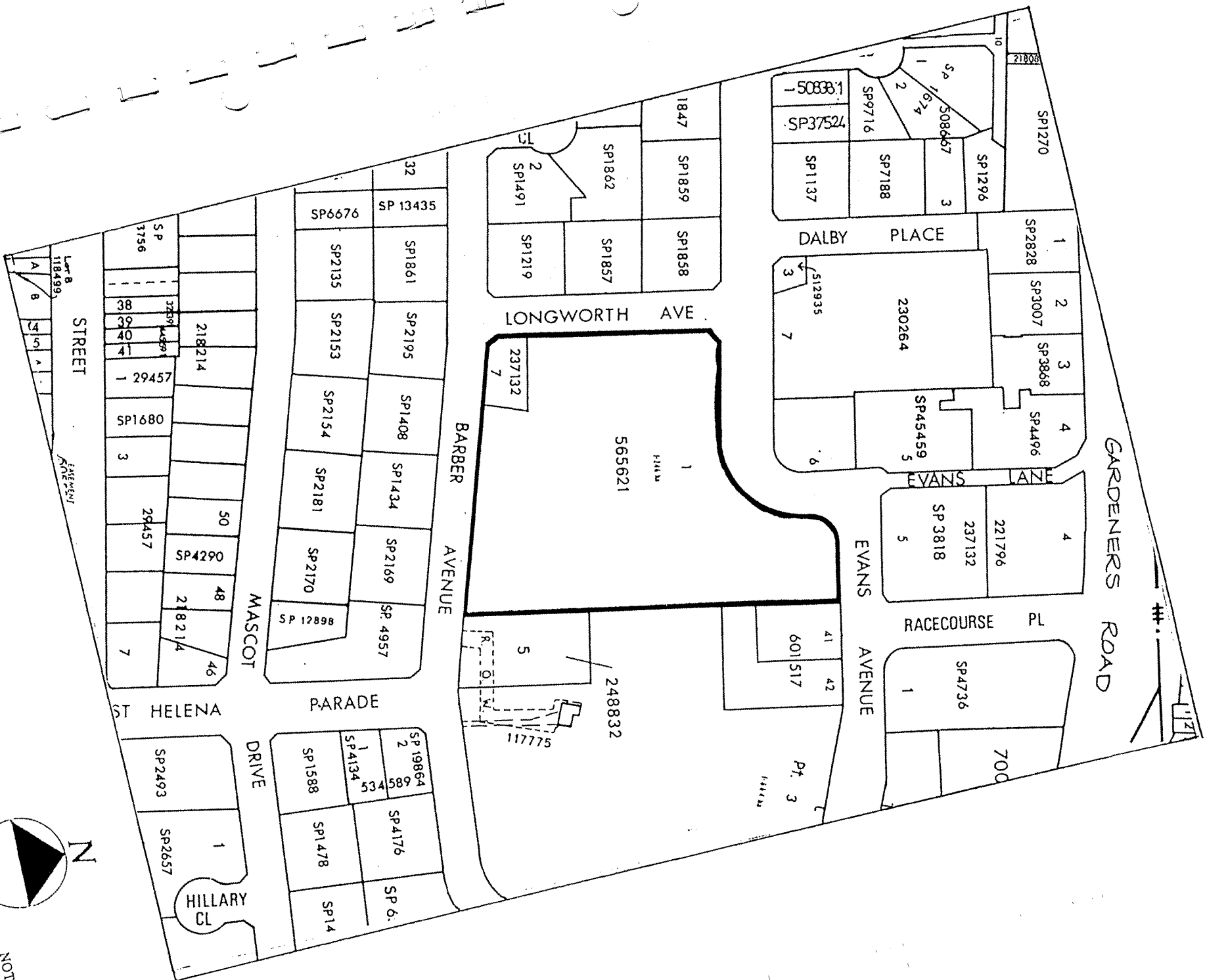
The picnic shelters located adjacent to the play equipment along Longworth Avenue are heavily used by adults supervising children and picnickers however they provide little shelter from the weather and despite regular painting are not particularly attractive.

The two playgrounds in Eastlakes Reserve have differing characters. The one located on Evans Avenue is fully enclosed by a safety fence and a heavily planted garden bed which is dominated by She Oaks. Unfortunately the She Oaks, *Casuarina species*, had their lower branches removed so that their ability to screen Evans Avenue and the passino traffic has been reduced. Due to the inhibiting nature of their needles it is unlikely that under storey planting can be established to reinstate the planting screen. This area is heavily shaded and popular with parents with young children who play on the static, freestanding coloured equipment which includes two slides and climbing frames.

EASTLAKES RESERVE



NOT TO SCALE



The playground on the corner of Barber and Longworth Avenues was upgraded over a period of time in the early 1990's. It is based on the theme of Noah's Ark and as such incorporates a ship or Ark which contains climbing frames and a slide and there are complimentary concrete and spring animals nearby. Swings have also been incorporated in the playground to suit differing age groups and a small bicycle path aimed at the younger cyclists has been installed which doubles as a retaining edge for the sand soft fall. The bright colours of this equipment attract the attention of park users and unfortunately, vandals.

A mosaic designed and constructed by children from local schools in conjunction with a mosaic artist has been erected on the prominent corner of Evans and Longworth Avenues.

Park benches and garbage bins in the City's colours are located throughout the reserve for use by people wishing to quietly read or picnic during the day. Water fountains are located in the reserve along the Barber Street frontage however these are often out of order due to vandalism.

The reserve is well lit by Sydney Electricity's standard lighting. Although unattractive, this reduces the amount of vandalism and inappropriate behaviour in the reserve at night. The reserve has two power outlets to provide facilities with electricity during special events.

## MAINTENANCE

Eastlakes Reserve is well maintained by a groundsman based in the reserve.

Water for the reserve is provided by both a bore located in Bridget Tight Reserve and town mains. Large mobile sprinklers are attached to quick coupling valves to ensure that this large area is regularly watered in dry periods.

## 3.2 EASTLAKES RESERVE, EASTLAKES

### MANAGEMENT ISSUES & STRATEGIES

#### 3.2.1 RECREATIONAL USE

- . The provision of open space at Eastlakes Reserve is suited to non-structured, passive recreation.
- . Eastlakes Reserve has to facilitate regular cultural functions.
- . Ease of access and provision of seating is of most importance.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Ensure that the reserve satisfies the non-structured passive recreation needs of the community.	Identify the recreational requirements of users and the immediate community.	Non-structured recreational requirements identified.
Encourage the use of Eastlakes Reserve for a wide use of passive activities.	Develop a list of appropriate activities as identified by user groups, Council staff and the community.	List of appropriate activities produced
	Identify undesirable activities and incompatible users.	List of unsuitable users produced. Appropriate signage installed at the park indicating appropriate and inappropriate use.
Resolve conflict between recreational requirements.	Consider provision of new or upgraded facilities in order to facilitate the above.	Investigations carried out and recommendations produced. The upgraded master plan ultimately reflects the community requirements for the park

### 3.2.2 ACCESS

- Access to and through Eastlakes Reserve will ensure ongoing use by the community and ease of maintenance.
- Access to the Eastlakes Reserve must not discriminate against potential users.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Control vehicular access to the reserve.	General vehicular access to be prohibited and prevented.	Vehicular access to the reserve restricted.
To provide the users of the reserve with safe and convenient access to and through the reserve.	Allowance to be made for service and emergency vehicles to enter the reserve.	Ease of entry for service and emergency vehicles.
	Investigate opportunities to improve access for park users.	Opportunities to ensure access and linkages identified.
	Gates and barriers for vehicles to allow for pedestrian access.	Increase in ease of access and level of usage.
	Investigate linkages with other open space areas.	Linkages identified and recommendations made.
Increase the accessibility of the reserve to disabled users where appropriate.	Provide suitably graded paths and ramps where appropriate.	Increase in usage and ease of access to the facility by disabled users.

### 3.2.3 FUTURE DEVELOPMENT

- Present users and present facilities may need to be improved, expanded or altered within the next five years.
- Site services and those for adjacent development may need to traverse the park.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Plan for changing user needs.	Undertake a Recreational Needs Study.	Recreational Needs Study carried out.
Ensure that the costs to the community for future development at Eastlakes Reserve are minimised.	Off-set the cost of development by actively seeking funding in the form of grants from Government sources.	Costs of future development to the community is minimised.
Allow for the installation of services where required.	As approved by Council and Statutory Authorities.	Facilities are adequately serviced. Services are identified and located.



### 3.2.4 LANDSCAPE CHARACTER

Development of Eastlakes Reserve should enhance the existing park features or features of value.

The current area of the Eastlakes Reserve is adequate however upgrading is required.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
To enhance the park in a manner that is consistent with the local character and to improve visual amenity.	Upgrade the master plan for the gardens that draws on the positive characteristics of the locality.	Amenity of the reserve.
	Implement master plan.	Amenity of the reserve.
	Provide equipment and facilities that are consistent with the City's Corporate Identity Program.	Amenity of the reserve.
	Retain existing trees and other features of value.	Trees and other features retained.

### 3.2.5 COMMUNITY SPIRIT

Community support and participation has been identified as important to the prosperity of Eastlakes Reserve.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Facilitate community involvement in the planning & development of initiatives for the reserve.	Actively encourage community involvement through letter drops prior to any development within the reserve.	Community input into the development of a master plan for the reserve.
Maintain community interest, thereby ensuring long term success of the reserve.	Community and Council consultation process required during any future development of the master plan.	Reserve reflects the needs and concepts put forward by the community.
Minimise real and perceived adverse impacts on neighbouring properties caused by use of the reserve.	Identify potential and existing adverse impacts such as noise, litter and inappropriate usage.	List of adverse impacts completed.
	Liaise with user groups and residents to foster a positive and harmonious relationship.	Positive feedback from the community.

### 3.2.6 SAFETY

- Measures need to be implemented to reduce the levels of vandalism and undesirable use of Eastlakes Reserve.
- To provide for public safety.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Manage the reserve to ensure safe use and enjoyment by the community.	Formulate and implement an inspection program to identify and eliminate all potential hazards  Ensure weekly inspections of the gardens by Council's Rangers.  Ensure that identification and information is conveyed through signage.  Ensure that conflicting uses and dangerous activities are isolated through adequate fencing.	Inspection program formulated and implemented.  Reduced level of vandalism and other undesirable use.  Undesirable use of the reserve is reduced.  Safety fence installed.

### 3.2.7 ADMINISTRATION & MANAGEMENT

- The success of Eastlakes Reserve will rely on efficient and effective management of the land for public recreation.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Provide an efficient, open and responsive administration and management system with clearly defined goals and areas of responsibility.  To manage Eastlakes Reserve to maximise community benefit.	Dévelop and implement efficient and effective systems designed to make the best possible use of financial, human and natural resources.  Be responsive to public suggestions, attend to public enquiries promptly, and provide accurate and useful information to the community as required.  Promote Eastlakes Reserve in the community to raise public awareness of the facilities available.  Develop a structure of fees and charges which relates to the facilities available and is in line with Council's policy of subsidised use for community groups.	Cost- effectiveness of management systems  Level of community satisfaction or amount of positive feedback.  Level of usage of the facilities by the public.  Annual review of fees and charges.

### 3.2.8 MAINTENANCE

The success of Eastlakes Reserve will rely on regular maintenance by Council to provide a high quality recreational facility.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Develop a system of consistent and regular checking and maintenance of all facilities in the reserve.	Develop maintenance programs for the reserve.	Amenity of the reserve.
	Implement reserve asset management program.	Amenity of the reserve.
Ensure that Eastlakes Reserve is maintained and inspected by staff with appropriate skills.	Employment and training of staff with suitable skills to maintain the reserve.	Amenity of the reserve.
	Weekly inspection of the reserve by the Parks Supervisor.	Amenity of the reserve.
Ensure that identification and information is conveyed through signage.	Appropriate signage installed in accordance with City identity.	Reduced level of vandalism and other undesirable use resulting in reduction of maintenance.
All facilities in the reserve to comply with relevant Australian Standard.	All new equipment to comply with Australian Standards.	Compliance with Australian Standards.

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### 3.3 JOHN CURTIN RESERVE MASCOT.

### Local Parks PARK (6) 7.05

This land is owned by the City of Botany Bay. The land was classified as Community Land' in accordance with the transitional provisions in Schedule 7, Clause 6 of the Local Government Act 1993. The land is zoned 6(a) Recreation under the City of Botany Bay Council's Local Environment Plan 1995.

John Curtin Reserve is held in two titles these are:- Lots 4/5 in DP 632359.

The site is approximately 1.4263 hectares or 14263 square metres in area and is bounded by residential and industrial properties with access ways off High Street to the north and Robey Street to the south. The park is located in an area dominated by medium density residential and industrial landuse. The park is difficult to locate due to it being landlocked by residential properties fronting on to Robey and High Streets. The three public entrances off the street frontages have insufficient impact to highlight the presence of the park which results in moderate to low usage. There is a fourth access point from Robey Street to a Council depot and plant holding yard. There is a parking area for the site located on one of the High Street entrances other than that this users can park in the street and walk into the site. Mascot shopping centre located on Botany Road is approximately 500 metres east of the entrances on High and Robey Streets. There are few external impacts from noise on the reserve due to its enclosed nature however vehicles using the Council Depot may interrupt the tranquillity of the area from time to time. Visual impacts are more prevalent with unsightly rear fences of residential properties and industrial buildings easily seen from within the park.

#### HISTORY

Originally the site of the Scott's Rope Works, the land was purchased by the City in 1979 for use as recreational open space. The buildings on the site were demolished in 1981 with the view that the site be developed as a plant nursery, housing for the aged and as a depot for Council's garbage trucks. However, in late 1981 it would appear that the site was set aside for recreation and the plant nursery and in 1982 plans were drawn up for major upgrading of the derelict site which was completed in 1983. Council proposed that the newly refurbished park be named John Curtin Memorial Reserve after Australia's war time Prime Minister.

The Geographical Names Board had the reserve gazetted 'Curtin Reserve' in March 1984 however Council unofficially calls the reserve John Curtin Reserve' to ensure that there is no confusion that the area was named after Dan Curtin who was the Local Member for Maroubra around that time.

It was also around this time that land at the western end of the reserve, fronting High Street, was purchased with the view of extending the reserve. The aim of this purchase was to link up land associated with the Southern and Western Ocean Outfall Sewer (SWOOS) owned by Sydney

Water that lies between Robey and High Streets and thereby extend the reserve. This land, however, was later sold back to the original owner in 1989 and a lease held with the then Water Board rescinded in 1990.

In 1986 the pond, a feature of the original landscape design, was filled in due to concerns regarding the safety of young children and fluctuating water levels which at times made it unsightly. The flat open area created was grassed over and seating and additional tree planting installed.

In 1989 the amenities building, accessed from High Street, was constructed at the western end of the reserve.

Further information as to the history of John Curtin Reserve will be entered when available.

## RECREATIONAL USE

John Curtin Reserve is used for passive recreation by local residents and workers from the nearby commercial and industrial areas in their lunch break. Unfortunately due to the low profile of the reserve it is not well utilised by the wider community despite having facilities provided for small outdoor plays and/or concerts and barbecue and picnicking facilities provided near the amenities block.

Some residents that back onto the more informal western end of the reserve use the area as an extension of their garden. Small orchards, vegetable gardens and ornamental plants are evidence of this practice which has not been discouraged by the City.

Being enclosed by residential and industrial properties with little or no visibility from the street it has been subject to severe vandalism and undesirable use of the park has been a problem for neighbouring residents.

## LANDSCAPE CHARACTER AND RESOURCES

John Curtin Reserve is very long and narrow. The small Parks and Gardens Department Depot is located in the centre of the reserve which, along with a small open drain cutting across the reserve, serves to break the site into two distinctive areas. The eastern area is heavily planted and set aside for quiet contemplation whilst the western area has the more active childrens play area with associated picnic and barbecue facilities and the amenities block and nearby parking off High Street.

John Curtin Reserve was developed in 1983 so that the tree planting, now 13 years old, is mature enough to create the spatial qualities intended in the original design. They provide structure, shade and in essence create a tranquil ambience in the reserve, especially at the eastern end of the site. The western end is more open in appearance with most of the planting located on the perimeter.

Little of the original shrub planting is evident. The lack of shrub planting detracts from the reserve giving it an unkept appearance as the unsightly fences of the residential properties and



cluttered rear storage yards of industrial sites are evident from within the reserve. A large portion of this planting has died and other more resilient species have been pruned to accommodate the wishes of residents who have reported ongoing problems with undesirable behaviour in the reserve at night. Small gardens plots, varying in plant material content and character, have been developed adjacent to residences at the western end of the reserve, giving the area a motley appearance. This practice has been allowed by the City to date as the gardens are generally well cared for.

The original hard landscape elements including entry gates, pathways and the outdoor amphitheatre are attractive and functional and appear to have weathered the severe vandalism that occurs in the reserve. The eastern end of the reserve has formal brick paved entrances and footpaths whilst the western end has an informal, meandering dolerite path linking entrances and the facilities dotted throughout this part of the reserve.

The western end of the reserve has been developed with families in mind. A number of tables and benches, a barbecue, small shelters and a brick amenities block have been installed in close proximity to the car park off High Street. Different pieces of furniture have been installed over a number of years, varying in material and design, thereby magnifying the apparent disunity of the area. Many of the seats throughout the reserve are missing due to ongoing vandalism and picnic shelters and the brick amenities block are regularly covered in graffiti.

The composite timber and steel pipe play structure provided at the far western end of this long narrow reserve has a slide and swing and sand soft fall.

The Parks and Gardens depot located in the centre of the reserve serves as a storage area for plants. A brick amenities building and storage shed was constructed in the depot where machinery and vehicles are kept outside working hours. This area is surrounded by a chain wire security fence screened from the reserve to varying degrees by dense plantings of She Oaks (*Casurina sp.*) and Paper Barks (*Melaleuca armillaris*).

There is no lighting provided in the reserve.

## MAINTENANCE

John Curtin Reserve is maintained by a groundsman who also overseas deliveries to the depot.

Mains water is used to maintain the site.



### 3.3 JOHN CURTIN RESERVE, MASCOT

#### MANAGEMENT ISSUES & STRATEGIES

##### 3.3.1 RECREATIONAL USE

- . The provision of open space at John Curtin Reserve is suited to non-structured, passive recreation.
- . Ease of access and provision of seating is of most importance.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Ensure that the reserve satisfies the non-structured passive recreation needs of the community.	Identify the recreational requirements of users and the immediate community.	Non-structured recreational requirements identified.
Encourage the use of John Curtin Reserve for a wide use of passive activities.	Develop a list of appropriate activities as identified by user groups, Council staff and the community.	List of appropriate activities produced
	Identify undesirable activities and incompatible users.	List of unsuitable users produced. Appropriate signage installed at the park indicating appropriate and inappropriate use.
	Consider provision of new or upgraded facilities in order to facilitate the above.	Investigations carried out and recommendations produced. The upgraded master plan ultimately reflects the community requirements for the reserve.

### 3.3.2 ACCESS

Access to and through the John Curtin Reserve will ensure ongoing use by the community and ease of maintenance.

Access to John Curtin Reserve must not discriminate against potential users.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Control vehicular access to the reserve.	General vehicular access to be prohibited and prevented.	Vehicular access to the park restricted.
To provide the users of the reserve with safe and convenient access to and through the reserve.	Allowance to be made for service and emergency vehicles to enter the reserve.	Ease of entry for service and emergency vehicles.
	Investigate opportunities to improve access for reserve users.	Opportunities to ensure access and linkages identified.
	Gates and barriers for vehicles to allow for pedestrian access.	Increase in ease of access and level of usage.
	Investigate linkages with other open space areas.	Linkages identified and recommendations made.
Increase the accessibility of the reserve to disabled users where appropriate.	Provide suitably graded paths and ramps where appropriate.	Increase in usage and ease of access to the facility by disabled users.

### 3.3.3 FUTURE DEVELOPMENT

Present users and present facilities may need to be improved, expanded or altered within the next five years.

Site services and those for adjacent development may need to traverse the park.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Plan for changing user needs.	Undertake a Recreational Needs Study.	Recreational Needs Study carried out.
Ensure that the costs to the community for future development at John Curtin Reserve are minimised.	Off-set the cost of development by actively seeking funding in the form of grants from Government sources.	Costs of future development to the community is minimised.
Allow for the installation of services where required.	As approved by Council and Statutory Authorities.	Facilities are adequately serviced. Services are identified and located.

### 3.3.4 LANDSCAPE CHARACTER

- . Development of John Curtin Reserve should enhance the existing reserve features or features of value.
- . The current area of the John Curtin Reserve is adequate however upgrading is required.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
To enhance the reserve in a manner that is consistent with the local character and to improve visual amenity.	Upgrade the master plan for the reserve that draws on the positive characteristics of the locality.	Amenity of the reserve.
	Implement master plan.	Amenity of the reserve.
	Provide equipment and facilities that are consistent with Council's Corporate Identity Program.	Amenity of the reserve.
	Retain existing trees and other features of value.	Trees and other features retained.

### 3.3.5 COMMUNITY SPIRIT

- . Community support and participation has been identified as important to the prosperity of John Curtin Reserve.
- . The operational use of parks must be managed in such a way as to minimise impacts on neighbours

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Facilitate community involvement in the planning & development of initiatives for the reserve.	Actively encourage community involvement through letter drops prior to any development within the reserve.	Community input into the development of a master plan for the reserve.
Maintain community interest, thereby ensuring long term success of the reserve.	Community and Council consultation process required during any future development of the master plan.	Reserve reflects the needs and concepts put forward by the community.
Minimise real and perceived adverse impacts on neighbouring properties caused by use of the reserve.	Identify potential and existing adverse impacts such as noise, litter and inappropriate usage.	List of adverse impacts completed.
	Liaise with user groups, staff and residents to foster a positive and harmonious relationship.	Positive feedback from the community.

### 3.3.6 SAFETY

- Measures need to be implemented to reduce the levels of vandalism and undesirable use of this reserve.
- Lighting is required to improve the level of safety.
- To provide for public safety.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Manage the reserve to ensure safe use and enjoyment by the community.	<p>Ensure that there is adequate provision of lighting (where possible indirect lighting).</p> <p>Formulate and implement an inspection program to identify and eliminate all potential hazards</p> <p>Ensure weekly inspections of the park by Council's Rangers.</p> <p>Ensure that identification and information is conveyed through signage.</p>	<p>Visibility of all areas of the reserve at night.</p> <p>Inspection program formulated and implemented.</p> <p>Reduced level of vandalism and other undesirable use.</p> <p>Undesirable use of the reserve is reduced.</p>

### 3.3.7 ADMINISTRATION & MANAGEMENT

- The success of John Curtin Reserve will rely on efficient and effective management of the land for public recreation.
- The success of the Cities Parks and Reserves Department relies on the ability of that Department to provide effective and efficient maintenance of all areas under it's control.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
<p>Provide an efficient, open and responsive administration and management system with clearly defined goals and areas of responsibility.</p> <p>To manage the Reserve to maximise community benefit.</p>	<p>Develop and implement efficient and effective systems designed to make the best possible use of financial, human and natural resources.</p> <p>Be responsive to public suggestions, attend to public enquiries promptly, and provide accurate and useful information to the community as required.</p> <p>Promote John Curtin Reserve in the community to raise public awareness of the facilities available.</p> <p>Develop a structure of fees and charges which relates to the facilities available and is in line with Council's policy of subsidised use for community groups.</p>	<p>Cost- effectiveness of management systems</p> <p>Level of community satisfaction or amount of positive feedback.</p> <p>Level of usage of the reserve facilities by the public.</p> <p>Annual review of fees and charges.</p>

### 3.3.8 MAINTENANCE

The success of John Curtin Reserve will rely on regular maintenance by Council to provide a high quality recreational facility.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Develop a system of consistent and regular checking and maintenance of all facilities in the reserve.	Develop maintenance programs for the reserve.	Amenity of the reserve.
	Implement reserve asset management program.	Amenity of the reserve.
Ensure that the reserve is maintained and inspected by staff with appropriate skills.	Employment and training of staff with suitable skills to maintain the reserve.	Amenity of the reserve.
	Weekly inspection of the reserve by the Parks Supervisor.	Amenity of the reserve.
Ensure that identification and information is conveyed through signage.	Appropriate signage installed in accordance with City identity.	Reduced level of vandalism and other undesirable use resulting in reduction of maintenance.
All facilities in the reserve to comply with relevant Australian Standard.	All new equipment to comply with Australian Standards.	Compliance with Australian Standards.

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### **3.4 LEVER STREET RESERVE, MASCOT.**

A portion of this land is owned by the City of Botany Bay and the remainder is jointly owned by the City of Botany Bay and the Department of Urban Affairs and Planning and was placed under the care control and management of the City in July 1981. The land was classified as 'Community Land' in accordance with the transitional provisions in Schedule 7, Clause 6 of the Local Government Act 1993. The land is zoned 6(a) Recreation under the City of Botany Bay Council's Local Environment Plan 1995.

Lever Street Reserve is held in a number of titles which are:- Lot A in DP317365, Lots A, B and C in DP395530 and Lot B in Vol 6634 Folio 160 owned by the City of Botany Bay and DP 172172 owned by the Department of Urban Affairs and Planning with title encumbrances including right of ways to Botany Road in G356258. An application was made by Mr L.J. Bateman of Baris Constructions Pty Ltd, owners of 935 Botany Road, Mascot to purchase the right of ways adjacent to his property in 1989, however it has not been verified if this acquisition occurred although agreed to by the Council at the time.

The site is approximately 0.428 hectares or 4280 square metres in area and is bounded by residential and commercial properties with access ways off Lever Street to the east, Botany Road to the west and Rolfe Lane, to the south. The park is located in an area dominated by medium density residential and commercial land use associated with Botany Road. The park is difficult to locate due to it being landlocked by residential properties fronting on to Rolfe and Lever Streets and commercial and high density residential properties fronting onto Botany Road. The three public entrances off the street frontages have insufficient impact to highlight the presence of the park which results in moderate to low usage. Access for service and emergency vehicles is via Lever Street. There is no on site parking so that users of the reserve park in adjacent streets. There are few external impacts from noise on the reserve due to its enclosed nature however heavy traffic along Botany Road is heard as a constant distant rumble. Visual impacts are more prevalent with unsightly rear fences of residential properties easily seen from within the park and the three storey units on the northern boundary overlook the site.

#### **HISTORY**

Lever Street Reserve incorporates a number of parcels of land acquired by the City over a number of years. The original site was known as the Smith Street Playground which was a strip of land lying between then Smith Street, renamed Lever Street, and Rolfe Lane. This parcel of land was resumed by the then Mascot Council in 1945 and the land levelled and play equipment and tree planting were installed in 1946. The planting included Kurrajongs, Oleanders and Rondoletias.

Some time between 1948 and 1970 the Reserve was renamed Lever Park.

The Scout association of Australia Sir Joseph Banks District, now known as the 2nd Mascot Group, were given Permissive Occupancy of the reserve in November 1950. The original Boys Scout Hall was erected at the western end of the Smith Street Reserve around February 1951. In September 1980 a formal lease agreement was signed between the Scout Association and Council for their ongoing use of the site.

In January 1975 land at 923 Botany Road, Mascot was purchased from Mr Norman Gooch to enlarge Lever Park at a cost of \$52,000.00. That same year a number of buildings on the site were demolished and a bore was sunk for the purpose of irrigating the reserve.

A portion of land on which the old Mascot Ice Works was located was purchased by Council and leased back to the owner, as yet the date of acquisition has not been ascertained, possibly 1953.

In July 1981 additional land owned by the Department of Planning was placed in the care control and management of the Council by the then Minister of Environment and Planning. This land was the site of the Hicks Brothers Boot Factory. This parcel of land was the last addition to the reserve as it is known today.

In 1982 \$50,000.00 was allocated in the budget for upgrading of the reserve. A plan was prepared by Alison Walker, the Council Landscape Architect, and installed later that year. Lighting in the reserve was also upgraded and power supply to the various facilities in the reserve placed underground to improve the overall appearance of the area.

In 1991 a new licence agreement was formalised with the Scouting Association to enable them to erect a new hall for their ongoing use in the south western corner of the reserve. Construction was carried out in 1992. An attractive mural was painted on the eastern wall of the building in early 1996 showing outdoor activities indicative of those carried out by members of the Scout movement. The mural was funded by the City of Botany Bay.

Further information as to the history of Lever Street Reserve will be entered when available.

## RECREATIONAL USE

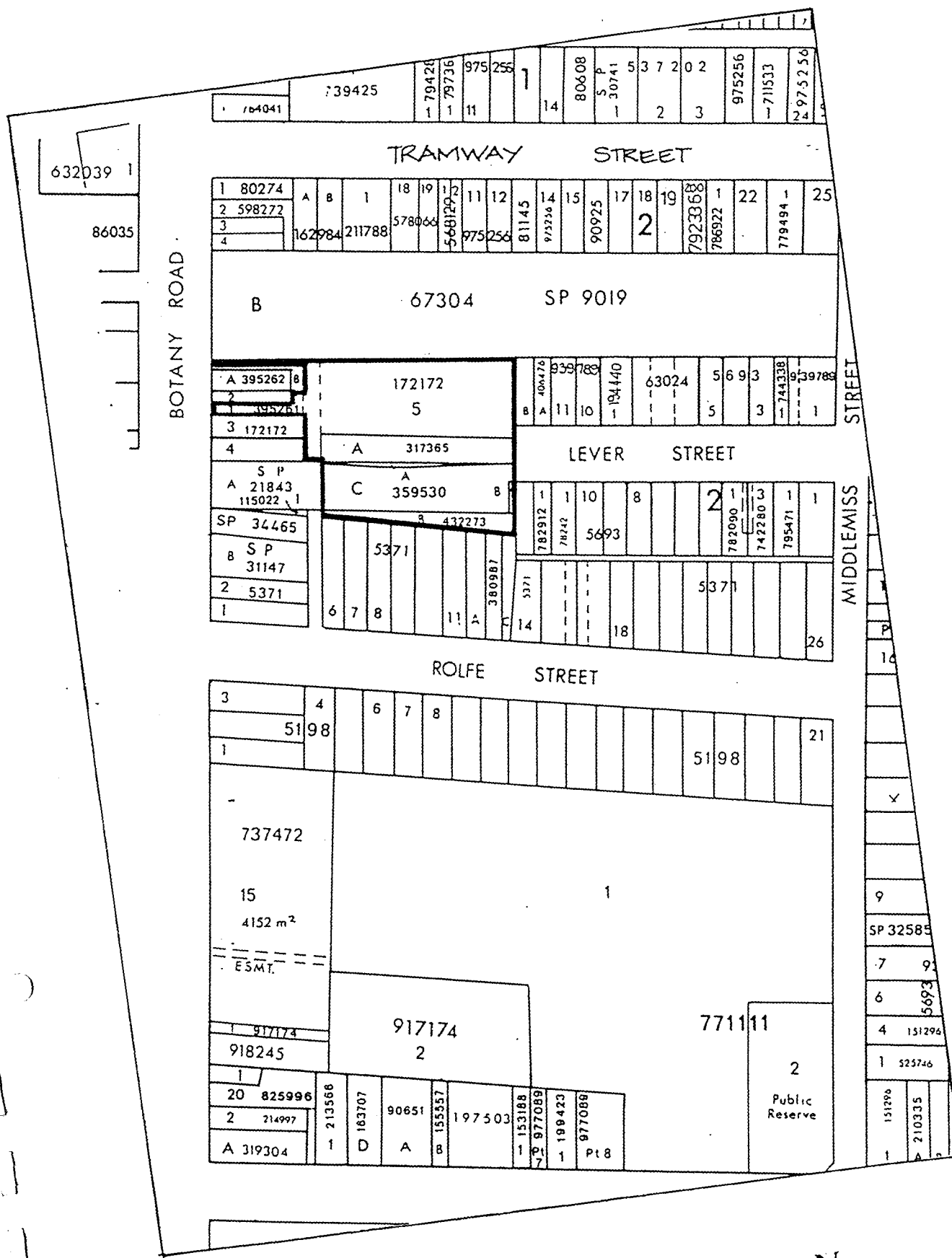
Lever Street Reserve is use for passive recreation by local residents and by the wider

community as a meeting place in the Scout Hall. The reserve has a childrens playground which is heavily utilised by the Cubs and Scouts and to a lesser degree by local children. Seating is provided for use by adults. Pedestrians use the reserve as a short cut to and from Lever Street to Rolfe Lane and Botany Road.

## LANDSCAPE CHARACTER

Lever Street Reserve was developed in 1982 when the entire area was landscaped providing paths, a central raised garden bed, perimeter planting and a climbing structure. It was at this time all the power was placed underground and an overall lighting scheme was developed for





NOT TO SCALE

# LEVER STREET RESERVE

the reserve. Unfortunately the reserve has been subject to high levels of vandalism which over the years has resulted in severe damage to adjacent properties and caused the demise of much of the original planting despite Council's repeated installation of new plant material.

The fences and rear of buildings fronting onto the reserve are unattractive. Tree planting screens some of the buildings however additional shrub planting would greatly enhance the area.

The colourbond Scout Hall utilises much of the south western corner of the reserve with a path at the rear to allow access to the laneway. This building dominates the reserve. The recently completed mural on the prominent eastern side of the hall is attractive. Unfortunately it draws the users eye to the building however this is a great improvement on the graffiti that was prevalent prior to its installation.

The play equipment in the reserve includes a small slide and swings with inadequate soft fall and a large orange pyramidal rope climbing frame which looks out of place in this small reserve.

The 4 metre high standard lighting is located along the paved paths that provide pedestrian access through the reserve unfortunately the cylindrical light fittings are often broken by vandals throwing rocks. Graffiti is often found in the reserve.

## MAINTENANCE

The reserve is well maintained by a roving park maintenance gang.

Water for irrigation is provided by a bore and drinking water is supplied by Sydney Water.

## 3.4 LEVER STREET RESERVE, MASCOT

## Local Parks PARK(38)

### MANAGEMENT ISSUES & STRATEGIES

#### 3.4.1 RECREATIONAL USE

- . The provision of open space at Lever Street Reserve is suited to non-structured, passive recreation.  
occur in the reserve.
- . Ease of access and provision of seating is of most importance.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Ensure that the reserve satisfies the non-structured passive recreation needs of the community.	Identify the recreational requirements of users and the immediate community.  Develop a list of appropriate activities as identified by user groups, Council staff and the community.  Identify undesirable activities and incompatible users.	Non-structured recreational requirements identified.  List of appropriate activities produced  List of unsuitable users produced. Appropriate signage installed at the park indicating appropriate and inappropriate use.
Ensure that leases and licences of facilities in the park meet community needs.	Utilise the above information to ascertain the suitability of leases and licences.	Positive feedback from the community.
Resolve conflict between recreational requirements.	Consider provision of new or upgraded facilities in order to facilitate the above.	Investigations carried out and recommendations produced. The upgraded master plan ultimately reflects the community requirements for the reserve.

### 3.4.2 ACCESS

Access to and through Lever Street Reserve will ensure ongoing use by the community and ease of maintenance.

Access to the reserve must not discriminate against potential users.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Control vehicular access to the reserve.	General vehicular access to be prohibited and prevented.	Vehicular access to the reserve restricted.
	Allowance to be made for service and emergency vehicles to enter the reserve.	Ease of entry for service and emergency vehicles.
To provide the users of the reserve with safe and convenient access to and through the park.	Investigate opportunities to improve access for reserve users.	Opportunities to ensure access and linkages identified.
	Gates and barriers for vehicles to allow for pedestrian access.	Increase in ease of access and level of usage.
	Investigate linkages with other open space areas.	Linkages identified and recommendations made.
		Increase in usage and ease of access to the facility by disabled users.
Increase the accessibility of the reserve to disabled users where appropriate.	Provide suitably graded paths and ramps where appropriate.	

### 3.4.3 FUTURE DEVELOPMENT

Present users and present facilities may need to be improved, expanded or altered within the next five years.

Site services and those for adjacent development may need to traverse the park.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Plan for changing user needs.	Undertake a Recreational Needs Study.	Recreational Needs Study carried out.
Ensure that the costs to the community for future development at Lever Street Reserve are minimised.	Off-set the cost of development by actively seeking funding in the form of grants from Government sources.	Costs of future development to the community is minimised.
Allow for the installation of services where required.	As approved by Council and Statutory Authorities.	Facilities are adequately serviced. Services are identified and located.

### 3.4.4 LANDSCAPE CHARACTER

- Development of Lever Street Reserve should enhance the existing reserve features or features of value.
- The current area of the Lever Street Reserve is adequate however upgrading is required.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
To enhance the reserve in a manner that is consistent with the local character and to improve visual amenity.	Upgrade the master plan for the reserve that draws on the positive characteristics of the locality.	Amenity of the reserve.
	Implement master plan.	Amenity of the reserve.
	Provide equipment and facilities that are consistent with the City's Corporate Identity Program.	Amenity of the reserve.
	Retain existing trees and other features of value.	Trees and other features retained.

### 3.4.5 COMMUNITY SPIRIT

- The success of Lever Street Reserve is dependent on community support and participation. The residents have demonstrated in the past a willingness to help plan and watch over this reserve.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Facilitate community involvement in the planning & development of initiatives for the reserve.	Actively encourage community involvement through letter drops prior to any development within the reserve.	Community input into the development of a master plan for the reserve.
Maintain community interest, thereby ensuring long term success of the reserve.	Community and Council consultation process required during any future development of the master plan.	Reserve reflects the needs and concepts put forward by the community.
Minimise real and perceived adverse impacts on neighbouring properties caused by use of the reserve.	Identify potential and existing adverse impacts such as noise, litter and inappropriate usage.	List of adverse impacts completed.
	Liaise with user groups and residents to foster a positive and harmonious relationship.	Positive feedback from the community.

### 3.4.6 SAFETY

- Measures need to be implemented to reduce the levels of vandalism and undesirable use of Lever Street Reserve.
- To provide for public safety.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Manage the reserve to ensure safe use and enjoyment by the community.	<p>Formulate and implement an inspection program to identify and eliminate all potential hazards</p> <p>Ensure weekly inspections of the reserve by Council's Rangers.</p> <p>Ensure that identification and information is conveyed through signage.</p>	<p>Inspection program formulated and implemented.</p> <p>Reduced level of vandalism and other undesirable use.</p> <p>Undesirable use of the reserve is reduced.</p>

### 3.4.7 ADMINISTRATION & MANAGEMENT

- The success of Lever Street Reserve will rely on efficient and effective management of the land for public recreation.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
<p>Provide an efficient, open and responsive administration and management system with clearly defined goals and areas of responsibility.</p> <p>To manage the reserve to maximise community benefit.</p>	<p>Develop and implement efficient and effective systems designed to make the best possible use of financial, human and natural resources.</p> <p>Be responsive to public suggestions, attend to public enquiries promptly, and provide accurate and useful information to the community as required.</p> <p>Promote Lever Street Reserve in the community to raise public awareness of the facilities available.</p> <p>Develop a structure of fees and charges which relates to the facilities available and is in line with Council's policy of subsidised use for community groups.</p>	<p>Cost- effectiveness of management systems</p> <p>Level of community satisfaction or amount of positive feedback.</p> <p>Level of usage of the reserve facilities by the public.</p> <p>Annual review of fees and charges.</p>

### 3.4.8 MAINTENANCE

The success of Lever Street Reserve will rely on regular maintenance by Council to provide a high quality recreational facility.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Develop a system of consistent and regular checking and maintenance of all facilities in the reserve.	Develop maintenance programs for the reserve.	Amenity of the reserve.
	Implement park asset management program.	Amenity of the reserve.
Ensure that the reserve is maintained and inspected by staff with appropriate skills.	Employment and training of staff with suitable skills to maintain the reserve.	Amenity of the reserve.
	Weekly inspection of the reserve by the Parks Supervisor.	Amenity of the reserve.
Ensure that identification and information is conveyed through signage.	Appropriate signage installed in accordance with City identity.	Reduced level of vandalism and other undesirable use resulting in reduction of maintenance.
All facilities in the reserve to comply with relevant Australian Standard.	All new equipment to comply with Australian Standards.	Compliance with Australian Standards.

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### **3.5 RHODES STREET RESERVE, HILLSDALE.**

This land is owned by Sydney Water and has been licensed to the City of Botany Bay for use as park land. As such the City has care control and management of the land. The land was classified as Community Land' in accordance with the transitional provisions in Schedule 7, Clause 6 of the Local Government Act 1993. The land west of Rhodes Street is zoned 6(a) Recreation and that to the east of Rhodes Street is zoned 2(b) Residential under the City of Botany Bay Council's Local Environment Plan 1995.

Rhodes Reserve is held in a number of tides which are: - Part Portion 206, 208, 245 in DP 900968 and Lot I in DP 776089. The Southern and Western Ocean Outfall Sewer (SWOOS) and storm water channels owned by Sydney Water traverse the site.

Records indicate that the site is approximately 2.89 hectares or 28900 square metres in area, however this needs to be verified by a survey. The Reserve is bounded by residential properties with access off Rhodes Street which dissects the reserve, and through Grace Campbell Reserve at the western end. The eastern end of the reserve is owned and utilised by Sydney Water for their maintenance depot and the western end has until recently been leased to an individual for grazing purposes. Sydney Water made representations to the City in 1989 inquiring if they would be interested in a licence agreement for the land to the east of the existing licensed area up to Denison Street however nothing appears to have come of this. The park is located in an area dominated by medium to high density residential and industrial landuse associated with Denison Street. The park is readily accessible to residents that live nearby. The park has few improvements on the western side of Rhodes street which results in moderate to low usage of this area other than as a thoroughfare whilst play equipment, an amenities block and parking facilities attract medium usage of the reserve east of Rhodes Street. Access for service and emergency vehicles is via Rhodes Street. On site parking in the car park on the eastern side of Rhodes Street is supplemented by users of the reserve parking in adjacent streets. There are few external impacts from noise on the reserve due to its enclosed nature. Visual impacts are more prevalent with unsightly rear fences of residential properties easily seen from within the park and the three storey units on the boundaries, particularly to the north, overlook the site.

#### **HISTORY**

In 1966 the then Botany Council approached the Metropolitan Water Sewerage and Drainage Board (MWS&DB) for a licence agreement for use of the parcel of land between Grace Campbell Reserve and Rhodes Street for use as a public reserve. A licence agreement between the MWS&DB(Sydney Water) and the City for the use of land between Rhodes Street and Grace Campbell Reserve was finally agreed to and signed in 1971. Shortly after, a proposal for a pathway between Grace Campbell Crescent and Rhodes Street was developed and construction carried out in 1972.

A licence agreement between the Metropolitan Water Sewerage and Drainage Board (Sydney Water) and the City for use of the land between Rhodes Street and the MWS&DB depot on Bunnerong Road was adopted by the then Council on the 27th July 1977.

Rhodes Street Reserve was developed in 1980 when the amenities block and parking area was installed along with footpaths providing pedestrian access to Matraville Public School from Rhodes Street. A bore and reticulation system installed in 1981 to ensure adequate water supply for the planting and turf installed in 1980.

In 1987 Council approached the MWS&DB and received their agreement to formalise pedestrian access to Bunnerong Road along a service road on Sydney Water land. The concrete footpath was then extended to enable residents of Hillsdale access from Grace Campbell Crescent through the reserve to Bunnerong Road.

Further information as to the history of Rhodes Street Reserve will be entered when available.

## RECREATIONAL USE

Rhodes Street Reserve is set aside for passive recreation and as a childrens playground. The reserve receives low to moderate patronage apart from heavy use as a pedestrian thoroughfare to and from residential properties along Grace Campbell Crescent and Nilson Avenue through to Rhodes Street and onto Bunnerong Road, Matraville Public School and Southpoint Shopping Centre.

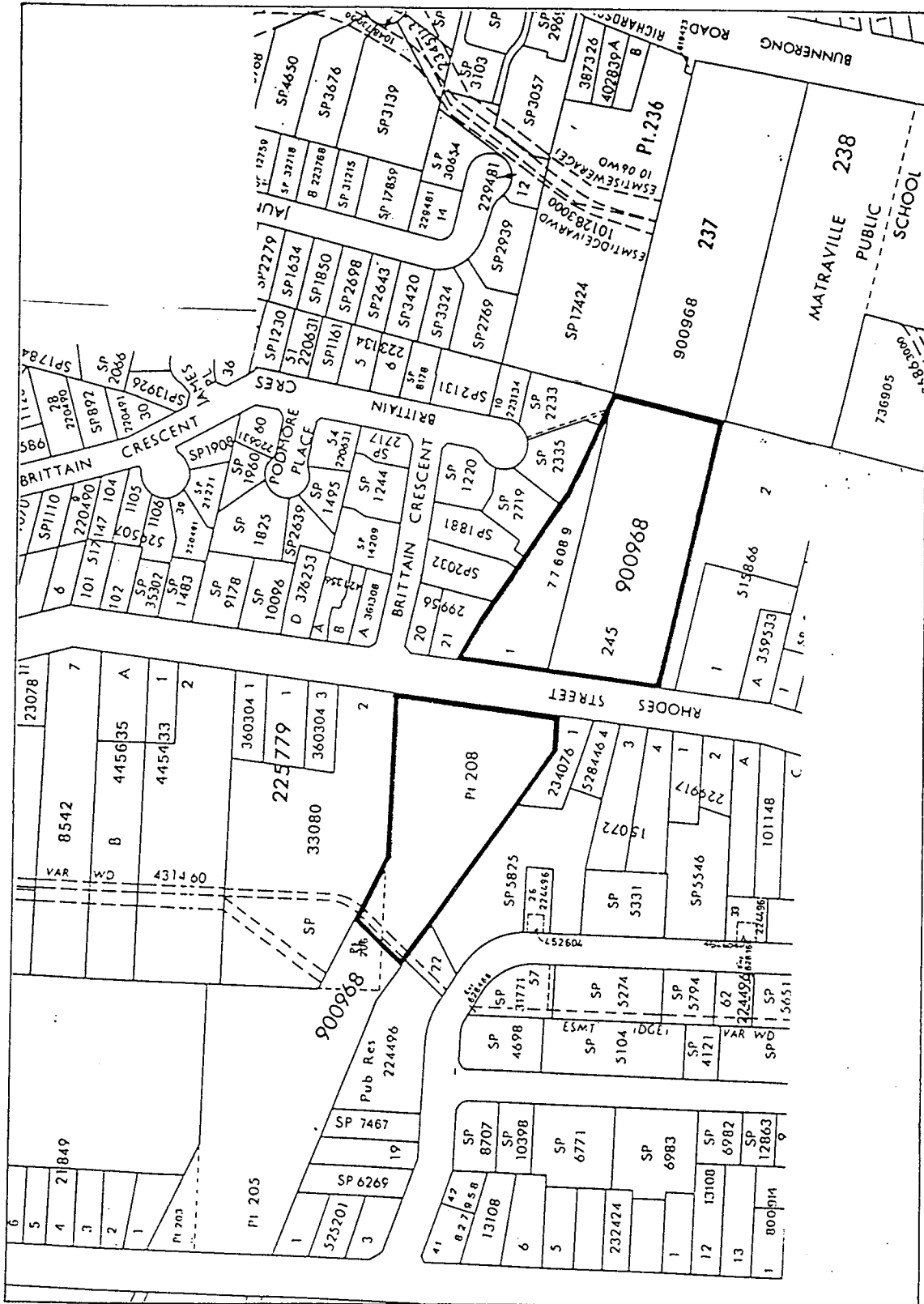
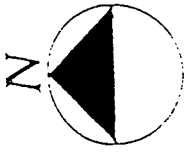
## LANDSCAPE CHARACTER

Rhodes Street Reserve is very stark in appearance having few trees apart from those around the perimeter as Sydney Water request that no major tree planting be installed on or too close to the SWOOS so as to avoid damage to the sewer structure. The land undulates following the natural rise and fall of the area with Rhodes Street dissecting the reserve at the highest point. This reduces the impact of the road on the reserve and provides interesting views and spaces in what would otherwise be an uninteresting landscape.

The SWOOS is located running east -west through the reserve and the earthworks required to install the large sewer far below existing surface levels is still evident. A large excavation just east of Rhodes Street was never filled in to enable access to the sewer by Sydney Water should it be required. This has resulted in a steep embankment falling away from Rhodes Street which affords easy views over the area from the Street

Where the perimeter tree planting exists it serves to screen and soften the three storey units and chain wire fences that surround the reserve. The northern boundary has little screen planting leaving the overbearing buildings in full view. Some small clumps of trees have been planted in the reserve, helping to create some spacial quality and reduce the impact of unsightly views of units and industrial buildings. Shrub planting is minimal mainly located around the amenities block and along the perimeter boundaries.

NOT TO SCALE



The major structure in the reserve is the amenities building which is located on the eastern side of Rhodes Street. This building houses public toilets, a lunch room and shower for the staff and garaging for Council vehicles and machinery used to maintain Council's parks and reserves. The building has been painted by graffiti artists and local children with the permission of the City however it is still subject to ongoing attacks by gang members tagging over the original work. The bright colours used in the design focuses the viewers attention on this building which has little architectural merit.

Concrete paths run through the reserve from Grace Campbell Reserve to Rhodes Street along the southern boundary and two paths from Rhodes Street north and south wind through the reserve to the eastern boundary and access through to the school and Bunnerong Road past Sydney Water's works depot. The path on the western side of the reserve appears to Yet little if any use as people walk accross the area from south west to north east. Removal of the fence along Rhodes Street has allowed people to follow sight lines rather that the path which used to lead to an access gateway.

Play equipment includes a giant slide and two steel climbing frames on the eastern side and a set of swings adjacent to Rhodes Street on the western side of the reserve. None of the play equipment has adequate softfall provided.

## MAINTENANCE

The Hillsdale based roving parks maintenance gang and a street sweeper commence work from the amenities block within the reserve every work day. A groundsman is located in Rhodes Reserve which ensures that the area is well maintained.

Water for the reserve is provided by a bore located on the north western side of the eastern side of the reserve. In addition to this bore mains water is available however this is mainly utilised in the amenities block.

Lighting was installed in the reserve around 1989 to ensure the safe passage of the large number of pedestrians walking through the area at night. This lighting follows the paths through the site along the southern boundary. The lights are unusually high for a park being 12 metre high standards and have an underground supply linked to the street lighting.

## 3.5 RHODES STREET RESERVE, HILLSDALE.

## Local Parks PARK(50)

### MANAGEMENT ISSUES & STRATEGIES

#### 3.5.1 RECREATIONAL USE

The provision of open space at Rhodes Street Reserve is suited to non-structured, passive recreation.

Ease of access and provision of seating is of most importance.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Ensure that the reserve satisfies the non-structured passive recreation needs of the community.	Identify the recreational requirements of users and the immediate community.  Develop a list of appropriate activities as identified by user groups, Council staff and the community.  Identify undesirable activities and incompatible users.  Consider provision of new or upgraded facilities in order to facilitate the above.	Non-structured recreational requirements identified.  List of appropriate activities produced  List of unsuitable users produced. Appropriate signage installed at the reserve indicating appropriate and inappropriate use.  Investigations carried out and recommendations produced. The upgraded master plan ultimately reflects the community requirements for the reserve.

## 3.5 RHODES STREET RESERVE, HILLSDALE

## Local Parks PARK(50)

### 3.5.2 ACCESS

Access to and through the reserve will ensure ongoing use by the community and ease of maintenance.

Access to the reserve must not discriminate against potential users.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Control vehicular access to the reserve.	General vehicular access to be prohibited and prevented.	Vehicular access to the reserve restricted.
	Allowance to be made for service and emergency vehicles to enter the reserve.	Ease of entry for service and emergency vehicles.
To provide the users of the reserve with safe and convenient access to and through the reserve.	Investigate opportunities to improve access for reserve users.	Opportunities to ensure access and linkages identified.
	Gates and barriers for vehicles to allow for pedestrian access.	Increase in ease of access and level of usage.
	Investigate linkages with other open space areas.	Linkages identified and recommendations made.
Increase the accessibility of the reserve to disabled users where appropriate.	Provide suitably graded paths and ramps where appropriate.	Increase in usage and ease of access to the facility by disabled users.

### 3.5.3 FUTURE DEVELOPMENT

Present users and present facilities may need to be improved, expanded or altered within the next five years. .

Site services and those for adjacent development may need to traverse the park.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Plan for changing user needs.	Undertake a Recreational Needs Study.	Recreational Needs Study carried out.
Ensure that the costs to the community for future development at Rhodes Street Reserve are minimised.	Off-set the cost of development by actively seeking funding in the form of grants from Government sources.	Costs of future development to the community is minimised.
Allow for the installation of services where required.	As approved by Council and Statutory Authorities.	Facilities are adequately serviced. Services are identified and located.

## 3.5.4 LANDSCAPE CHARACTER

- Development of Rhodes Street Reserve should enhance the existing park features or features of value.
- The current area of the Rhodes Street Reserve is adequate however upgrading is required.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
To enhance the reserve in a manner that is consistent with the local character and to improve visual amenity.	Upgrade the master plan for the reserve that draws on the positive characteristics of the locality.	Amenity of the reserve.
	Implement master plan.	Amenity of the reserve.
	Provide equipment and facilities that are consistent with Council's Corporate Identity Program.	Amenity of the reserve.
	Retain existing trees and other features of value.	Trees and other features retained.

## 3.1.5 COMMUNITY SPIRIT

- Community support and participation has been identified as important to the prosperity of Rhodes Street Reserve.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Facilitate community involvement in the planning & development of initiatives for the reserve.	Actively encourage community involvement through letter drops prior to any development within the reserve.	Community input into the development of a master plan for the reserve.
Maintain community interest, thereby ensuring long term success of the reserve.	Community and Council consultation process required during any future development of the master plan.	Reserve reflects the needs and concepts put forward by the community.
Minimise real and perceived adverse impacts on neighbouring properties caused by use of the reserve.	Identify potential and existing adverse impacts such as noise, litter and inappropriate usage.	List of adverse impacts completed.
	Liaise with user groups and residents to foster a positive and harmonious relationship.	Positive feedback from the community.

## 3.5.6 SAFETY

- Measures need to be implemented to reduce the levels of vandalism and undesirable use of this reserve.
- To provide for public safety.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Manage the reserve to ensure safe use and enjoyment by the community.	<p>Formulate and implement an inspection program to identify and eliminate all potential hazards</p> <p>Ensure weekly inspections of the reserve by Council's Rangers.</p> <p>Ensure that identification and information is conveyed through signage.</p>	<p>Inspection program formulated and implemented.</p> <p>Reduced level of vandalism and other undesirable use.</p> <p>Undesirable use of the reserve is reduced.</p>



## 3.5.7 ADMINISTRATION & MANAGEMENT

The success of Rhodes Street Reserve will rely on efficient and effective management of the land for public recreation.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Provide an efficient, open and responsive administration and management system with clearly defined goals and areas of responsibility.	<p>Develop and implement efficient and effective systems designed to make the best possible use of financial, human and natural resources.</p> <p>Be responsive to public suggestions, attend to public enquiries promptly, and provide accurate and useful information to the community as required.</p>	<p>Cost- effectiveness of management systems</p> <p>Level of community satisfaction or amount of positive feedback.</p>

## 3.5.8 MAINTENANCE

The success of Rhodes Street Reserve will rely on regular maintenance by Council to provide a high quality recreational facility.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Develop a system of consistent and regular checking and maintenance of all facilities in the reserve.	Develop maintenance programs for the reserve.	Amenity of the reserve.
	Implement park asset management program.	Amenity of the reserve.
Ensure that the reserve is maintained and inspected by staff with appropriate skills.	Employment and training of staff with suitable skills to maintain the reserve.	Amenity of the reserve.
	Weekly inspection of the reserve by the Parks Supervisor.	Amenity of the reserve.
Ensure that identification and information is conveyed through signage.	Appropriate signage installed in accordance with City identity.	Reduced level of vandalism and other undesirable use resulting in reduction of maintenance.
All facilities in the reserve to comply with relevant Australian Standard.	All new equipment to comply with Australian Standards.	Compliance with Australian Stand

[illegible]

### 3.6 SPARKS STREET RESERVE, MASCOT.

### Local Parks PARK (51) 3.06

This land is owned by the City of Botany Bay. The land was classified as Community Land' in accordance with the transitional provisions in Schedule 7, Clause 6 of the Local Government Act 1993. The land is zoned 6(a) Recreation under the City of Botany Bay Council's Local Environment Plan 1995.

Sparks Street Reserve is held in Lots 1 and 2 in DP 548533.

The site is approximately 0.65 hectares or 6500 square metres in area and is bounded by Sparks Street to the north, the Lakes Golf Course to the east and residential properties to the west with an access way to Wentworth Avenue to the south. The park is located in an area dominated by residential landuse. The reserve can be accessed from both Sparks Street and Wentworth Avenue. There is no on site parking. Users of the reserve can park in Sparks Street. The reserve is subject to noise from heavy traffic using Wentworth Avenue and is severely affected by aeroplanes flying overhead.

#### HISTORY

Sparks Street Reserve was placed in trust with the Council in 1959 by The Cumberland County Council for the purpose of public reserve pending its requirement for a County Road. Sparks Street was then known as Park Road.

Council raised and levelled the reserve and installed playground equipment.

In 1970 the reserve was subdivided and part of the reserve was leased to the Lakes Golf Course in 1971 to enable them to relocate their fairways and greens to make way for the proposed widening of Wentworth Avenue by the Department of Main Roads. This lease is current until the year 2000.

Further information as to the history of Sparks Street Reserve will be entered when available.

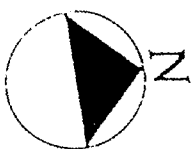
#### RECREATIONAL USE

Sparks Street Reserve is used by local residents for passive recreation in the form of seating and by children as a playground. Portion of the reserve is used for active recreation as a golf course. As such the passive area receives low usage whilst the golf course is heavily utilised.

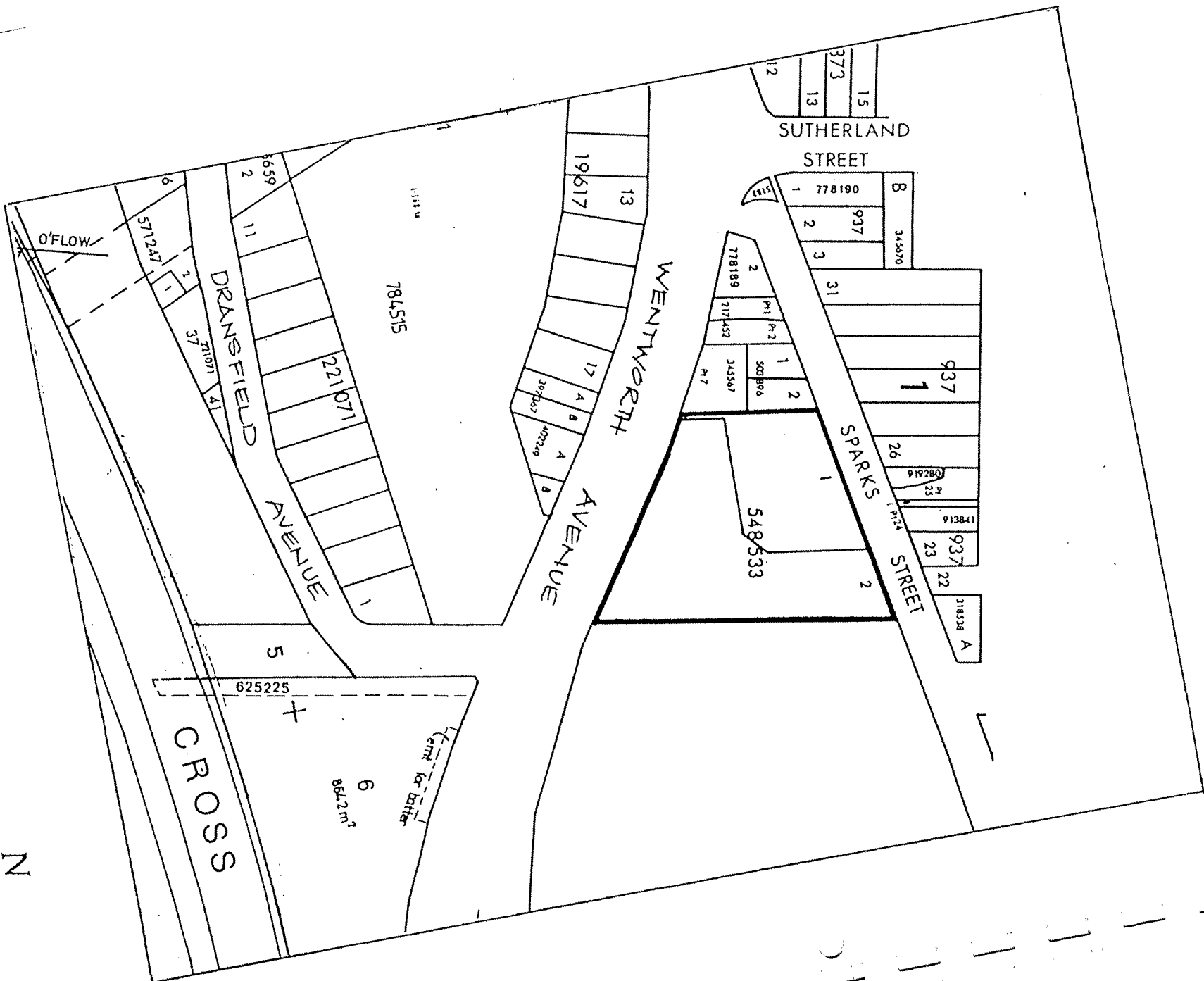
#### LANDSCAPE CHARACTER

The reserve has a tranquil character surrounded by large native shade trees including *Eucalyptus robusta* on the street and a mixture of *Eucalyptus saligna* and *Eucalyptus botryoides* along with other tree species around the perimeter. A chainwire fence separates the Reserve from the land

# SPARKS STREET RESERVE



NOT TO SCALE



leased by the Lakes Golf Course which has a tee and a green located within the reserve boundary. A narrow fenced pathway provides access through to Wentworth Avenue.

The existing playground consists of two sets of swings for older and younger age groups. The softfall for these swings is inadequate.

#### MAINTENANCE

The reserve is maintained by a roving parks maintenance gang.

Mains water is used in the reserve and water fountains have been provided in the reserve and the Lakes Golf Course.

## 3.6 SPARKS STREET RESERVE, MASCOT

## Local Parks PARK(51)

### MANAGEMENT ISSUES & STRATEGIES

#### 3.6.1 RECREATIONAL USE

- . The provision of open space at Sparks Street Reserve is suited to both organised or active and non-structured, passive recreation.
- . Ease of access and provision of seating is of most importance.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Ensure that the reserve satisfies the non-structured passive recreation needs of the community.	Identify the recreational requirements of users and the immediate community.  Develop a list of appropriate activities as identified by user groups, Council staff and the community.  Identify undesirable activities and incompatible users.	Non-structured recreational requirements identified.  List of appropriate activities produced  List of unsuitable users produced. Appropriate signage installed at the park indicating appropriate and inappropriate use.
Ensure that the reserve satisfies the active recreational needs of the community.	Recognise appropriate activities as identified by the user groups, Council staff and the community being mindful of the initial reason for the establishment of Sparks Street Reserve	Appropriate activities identified
Ensure that leases and licences of facilities in the park meet community needs.	Utilise the above information to ascertain the suitability of leases and licences.	Positive feedback from the community.
Resolve conflict between recreational requirements.	Consider provision of new or upgraded facilities in order to facilitate the above.	Investigations carried out and recommendations produced. <i>The upgraded master plan ultimately reflects the community requirements for the reserve.</i>

### 3.6.2 ACCESS

Access to and through Sparks Street Reserve will ensure ongoing use by the community and ease of maintenance.

Access to the reserve must not discriminate against potential users.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Control vehicular access to the reserve.	General vehicular access to be prohibited and prevented.	Vehicular access to the reserve restricted.
To provide the users of the reserve with safe and convenient access to and through the reserve.	Allowance to be made for service and emergency vehicles to enter the reserve.	Ease of entry for service and emergency vehicles.
	Investigate opportunities to improve access for reserve users.	Opportunities to ensure access and linkages identified.
	Gates and barriers for vehicles to allow for pedestrian access.	Increase in ease of access and level of usage.
	Investigate linkages with other open space areas.	Linkages identified and recommendations made.
Increase the accessibility of the reserve to disabled users where appropriate.	Provide suitably graded paths and ramps where appropriate.	Increase in usage and ease of access to the facility by disabled users.

### 3.6.3 FUTURE DEVELOPMENT

Present users and present facilities may need to be improved, expanded or altered within the next five years.

Site services and those for adjacent development may need to traverse the park.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Plan for changing user needs.	Undertake a Recreational Needs Study.	Recreational Needs Study carried out.
Ensure that the costs to the community for future development at Sparks Street Reserve are minimised.	Off-set the cost of development by actively seeking funding in the form of grants from Government sources.	Costs of future development to the community is minimised.
Allow for the installation of services where required	As approved by Council and Statutory Authorities.	Facilities are adequately serviced. Services are identified and located.

### 3.6.4 LANDSCAPE CHARACTER

- Development of Sparks Street Reserve should enhance the existing reserve features or features of value.
- The current area of the Sparks Street Reserve is adequate however upgrading is required.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
To enhance the reserve in a manner that is consistent with the local character and to improve visual amenity.	Upgrade the master plan for the reserve that draws on the positive characteristics of the locality.	Amenity of the reserve.
	Implement master plan.	Amenity of the reserve.
	Provide equipment and facilities that are consistent with the City's Corporate Identity Program.	Amenity of the reserve.
	Retain existing trees and other features of value.	Trees and other features retained.

### 3.6.5 COMMUNITY SPIRIT

- The success of Sparks Street Reserve is dependent on community support and participation. The residents have demonstrated in the past a willingness to help plan and watch over this reserve.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Facilitate community involvement in the planning & development of initiatives for the reserve.	Actively encourage community involvement through letter drops prior to any development within the reserve.	Community input into the development of a master plan for the reserve.
Maintain community interest, thereby ensuring long term success of the reserve.	Community and Council consultation process required during any future development of the master plan.	Reserve reflects the needs and concepts put forward by the community.
Minimise real and perceived adverse impacts on neighbouring properties caused by use of the reserve.	Identify potential and existing adverse impacts such as noise, litter and inappropriate usage.	List of adverse impacts completed.
	Liaise with user groups and residents to foster a positive and harmonious relationship.	Positive feedback from the community.



### 3.6.6 SAFETY

To provide for public safety.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Manage the reserve to ensure safe use and enjoyment by the community.	Formulate and implement an inspection program to identify and eliminate all potential hazards  Ensure weekly inspections of the reserve by Council's Rangers.  Ensure that identification and information is conveyed through signage.	Inspection program formulated and implemented.  Reduced level of vandalism and other undesirable use.  Undesirable use of the reserve is reduced.

### 3.6.7 ADMINISTRATION & MANAGEMENT

The success of Sparks Street Reserve will rely on efficient and effective management of the land for public recreation.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Provide an efficient, open and responsive administration and management system with clearly defined goals and areas of responsibility.	Develop and implement efficient and effective systems designed to make the best possible use of financial, human and natural resources.  Be responsive to public suggestions, attend to public enquiries promptly, and provide accurate and useful information to the community as required.	Cost- effectiveness of management systems  Level of community satisfaction or amount of positive feedback.

### 3.6.8 MAINTENANCE

The success of Sparks Street Reserve will rely on regular maintenance by Council to provide a high quality recreational facility.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Develop a system of consistent and regular checking and maintenance of all facilities in the reserve.	Develop maintenance programs for the reserve.	Amenity of the reserve.
	Implement park asset management program.	Amenity of the reserve.
Ensure that the reserve is maintained and inspected by staff with appropriate skills.	Employment and training of staff with suitable skills to maintain the reserve.	Amenity of the reserve.
	Weekly inspection of the reserve by the Parks Supervisor.	Amenity of the reserve.
Ensure that identification and information is conveyed through signage.	Appropriate signage installed in accordance with City identity.	Reduced level of vandalism and other undesirable use resulting in reduction of maintenance.
All facilities in the reserve to comply with relevant Australian Standard.	All new equipment to comply with Australian Standards.	Compliance with Australian Standards.

### **3.7 TODD RESERVE, MASCOT.**

This land is owned in part by the Department of Urban Affairs and Planning and the City of Botany Bay and has been dedicated as open space and placed in the care, control and management of the City of Botany Bay. The remainder of the reserve is owned by Sydney Electricity and has been licensed to the City to be used solely for park purposes. The land was classified as 'Community Land' in accordance with the transitional provisions in Schedule 7, Clause 6 of the Local Government Act 1993. The land is zoned 6(a) Recreation under the City of Botany Bay Council's Local Environment Plan 1995.

Todd Reserve is held in Lot 3 in DP 344910 and Lot C in DP 369108 and the licensed parcel is held as Lot I in DP 542529.

The site is approximately 0.613 hectares or 6131 square metres in area and is bounded by Wentworth Avenue to the north, Dransfield Avenue Reserve to the south and residential properties on either side. The park is located in an area dominated by residential landuse. The reserve can be accessed from both Dransfield Avenue and Wentworth Avenue. There is no on site parking. Users of the reserve can park in Dransfield Avenue and Wentworth Avenue. The reserve is subject to noise from heavy traffic using Wentworth Avenue and is severely affected by aeroplanes flying overhead.

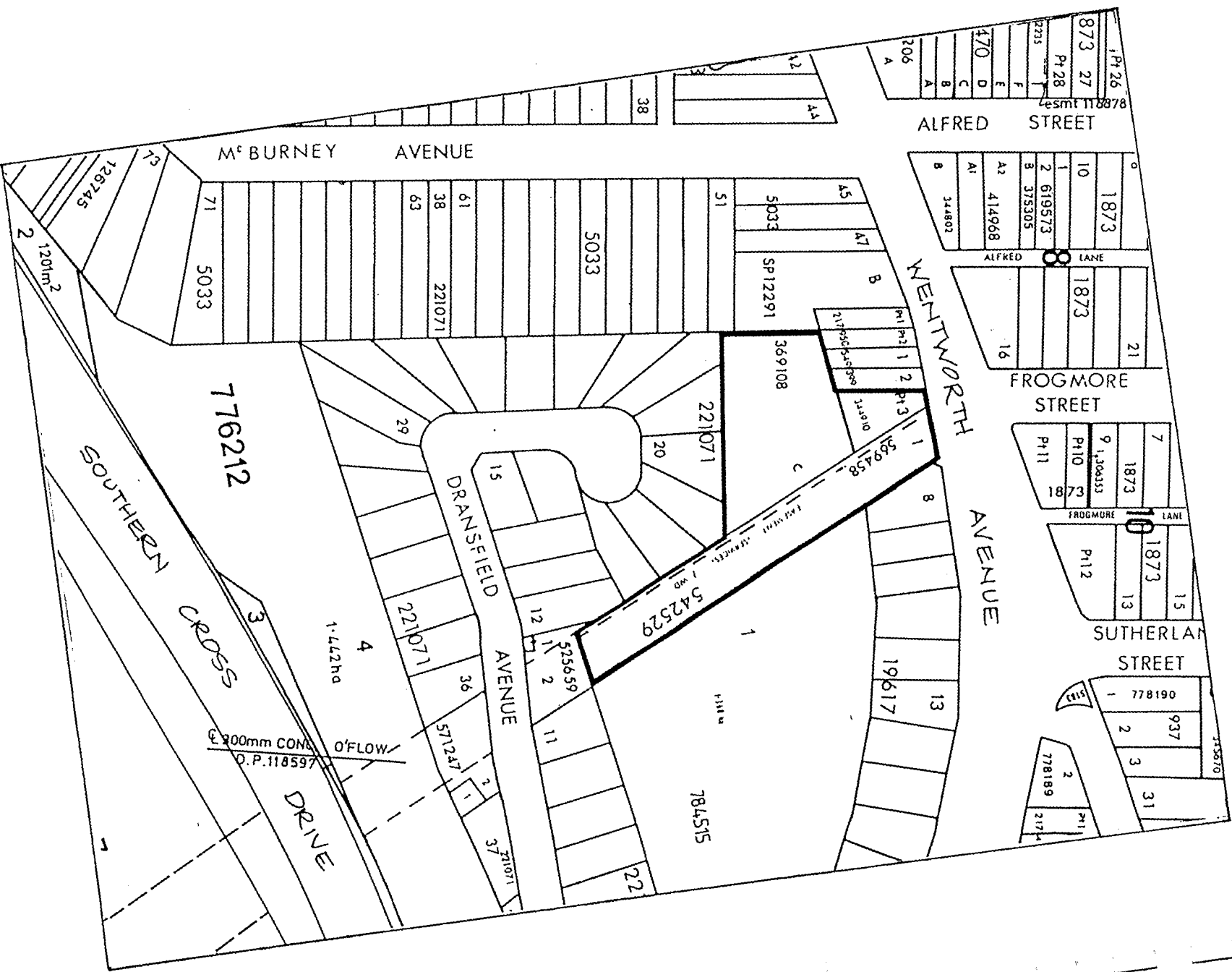
#### **HISTORY**

The Electricity easement was licensed to the City of Botany in December 1976 so as to create a continuous area of parkland from Wentworth Avenue through to Dransfield Avenue.

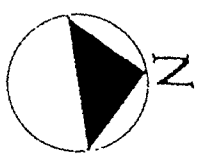
As soon as the licence was formalised Council authorised the development of the easement area to include play equipment, planting, fencing adjacent to the roads and a pathway through the reserve at a cost of \$14,000.00. The work was completed by July 1977.

In August 1977 Council received a request from a Mrs B Kelly, 34 Dransfield Avenue, that the reserve be named 'William Todd Reserve' after the late Mr Todd who was Mayor of Botany for a number of years. The reserve was at that time located adjoining the Todd's place of business and not far from the Mascot Bowling Club to which Mr Todd donated a parcel of land. The name of Todd Reserve was adopted by Council and forwarded to the Geographical Names Board who approved the application in October 1977.

The portion of Todd Reserve, owned by the Department of Urban Affairs and Planning and the City of Botany, used by Council as a Parks and Gardens Depot was dedicated to Council in 1983. The land had previously been owned by William H. Todd and his sons, G. & H. Todd, after his death. This addition to Todd Reserve was developed by Council and the Department of Planning through the Sydney Green Space/ Community Employment Program in 1984.



TODD RESERVE



NOT TO SCALE

## RECREATIONAL USES

Todd Reserve is used by local residents for passive recreation and as a pedestrian thoroughfare to and from residences in Dransfield Avenue and the bus route along Wentworth Avenue. Children use the area for informal ball games and as a playground. The city utilises an area within the reserve as a depot for storage of materials.

## LANDSCAPE CHARACTER

Todd Reserve is long and narrow with major tree planting restricted to the area outside the land owned by Sydney Electricity. As a result the reserve is stark in appearance with old delapidated play equipment, picnic shelters, power lines and timber paling boundary fences dominating the site.

Some large trees dating back to the 1984 planting can be found on the land dedicated to the City and these provide considerable amenity in the form of shade and screening of the depot and the two storey building located on the western boundary. Wattle trees (*Acacia fibriata*) appear to be the mainstay of the planting scheme on the site. These Wattles are in a state of decline and as a result of pruning fail to adequately screen boundary fences or provide any structure in the reserve. Additional planting is required to improve the appearance of the reserve and ensure that the area is not denuded as the dying Wattles are removed.

The play equipment includes a rounded log climber and a cantilevered tyre swing which have inadequate softfall beneath. Other structures include an entrance shelter on Wentworth Avenue and two picnic shelters located centrally in the reserve. A concrete path meanders through the reserve providing access for pedestrians. Round post and rail fences with access gateways have been installed at Wentworth and Dransfield Avenues to prevent access by vehicles.

The depot is surrounded by a chain wire fence which without adequate screening allows views into the untidy storage area.

Lighting in the reserve is mounted on timber power poles with overhead wires providing the power. This form of lighting detracts from the appearance of the area.

## MAINTENANCE

The reserve is mown and kept tidy by a roving parks maintenance gang.

## 3.7 TODD RESERVE, MASCOT

## Local Parks PARK(53)

### MANAGEMENT ISSUES & STRATEGIES

#### 3.7.1 RECREATIONAL USE

- . The provision of open space at Todd Reserve is suited to non-structured, passive recreation.
- . Ease of access and provision of seating is of most importance.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Ensure that the reserve satisfies the non-structured passive recreation needs of the community.	Identify the recreational requirements of users and the immediate community.	Non-structured recreational requirements identified.
Encourage the use of Todd Reserve for a wide use of passive activities.	Develop a list of appropriate activities as identified by user groups, Council staff and the community.	List of appropriate activities produced
	Identify undesirable activities and incompatible users.	List of unsuitable users produced. Appropriate signage installed at the park indicating appropriate and inappropriate use.
	Consider provision of new or upgraded facilities in order to facilitate the above.	Investigations carried out and recommendations produced. The upgraded master plan ultimately reflects the community requirements for the reserve.

### 3.7.2 ACCESS

Access to and through the Todd Reserve will ensure ongoing use by the community and ease of maintenance.

Access to Todd Reserve must not discriminate against potential users.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Control vehicular access to the reserve.	General vehicular access to be prohibited and prevented.	Vehicular access to the park restricted.
To provide the users of the reserve with safe and convenient access to and through the reserve.	Allowance to be made for service and emergency vehicles to enter the reserve.	Ease of entry for service and emergency vehicles.
	Investigate opportunities to improve access for reserve users.	Opportunities to ensure access and linkages identified.
	Gates and barriers for vehicles to allow for pedestrian access.	Increase in ease of access and level of usage.
	Investigate linkages with other open space areas.	Linkages identified and recommendations made.
Increase the accessibility of the reserve to disabled users where appropriate.	Provide suitably graded paths and ramps where appropriate.	Increase in usage and ease of access to the facility by disabled users.

### 3.7.3 FUTURE DEVELOPMENT

Present users and present facilities may need to be improved, expanded or altered within the next five years.

Site services and those for adjacent development may need to traverse the park.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Plan for changing user needs.	Undertake a Recreational Needs Study.	Recreational Needs Study carried out.
Ensure that the costs to the community for future development at Todd Reserve are minimised.	Off-set the cost of development by actively seeking funding in the form of grants from Government sources.	Costs of future development to the community is minimised.
Allow for the installation of services where required.	As approved by the Council and Statutory Authorities.	Facilities are adequately serviced. Services are identified and located.

### 3.7.4 LANDSCAPE CHARACTER

- Development of Todd Reserve should enhance the existing reserve features or features of value.
- The current area of the Todd Reserve is adequate however upgrading is required.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
To enhance the reserve in a manner that is consistent with the local character and to improve visual amenity.	Upgrade the master plan for the reserve that draws on the positive characteristics of the locality.	Amenity of the reserve.
	Implement master plan.	Amenity of the reserve.
	Provide equipment and facilities that are consistent with Council's Corporate Identity Program.	Amenity of the reserve.
	Retain existing trees and other features of value.	Trees and other features retained.

### 3.7.5 COMMUNITY SPIRIT

- Community support and participation has been identified as important to the prosperity of Todd Reserve.
- The operational use of parks must be managed in such a way as to minimise impacts on neighbours

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Facilitate community involvement in the planning & development of initiatives for the reserve.	Actively encourage community involvement through letter drops prior to any development within the reserve.	Community input into the development of a master plan for the reserve.
Maintain community interest, thereby ensuring long term success of the reserve.	Community and Council consultation process required during any future development of the master plan.	Reserve reflects the needs and concepts put forward by the community.
Minimise real and perceived adverse impacts on neighbouring properties caused by use of the reserve.	Identify potential and existing adverse impacts such as noise, litter and inappropriate usage.	List of adverse impacts completed.
	Liaise with user groups, staff and residents to foster a positive and harmonious relationship.	Positive feedback from the community.



### 3.7.6 SAFETY

To provide for public safety.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Manage the reserve to ensure safe use and enjoyment by the community.	Formulate and implement an inspection program to identify and eliminate all potential hazards  Ensure weekly inspections of the reserve by Council's Rangers.  Ensure that identification and information is conveyed through signage.	Inspection program formulated and implemented.  Reduced level of vandalism and other undesirable use.  Undesirable use of the reserve is reduced.

### 3.7.7 ADMINISTRATION & MANAGEMENT

The success of Todd Reserve will rely on efficient and effective management of the land for public recreation.

The success of the Cities Parks and Reserves Department relies on the ability of that Department to provide effective and efficient maintenance of all areas under it's control.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Provide an efficient, open and responsive administration and management system with clearly defined goals and areas of responsibility.	Develop and implement efficient and effective systems designed to make the best possible use of financial, human and natural resources.  Be responsive to public suggestions, attend to public enquiries promptly, and provide accurate and useful information to the community as required.	Cost- effectiveness of management systems  Level of community satisfaction or amount of positive feedback.

### 3.7.8 MAINTENANCE

The success of Todd Reserve will rely on regular maintenance by Council to provide a high quality recreational facility.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Develop a system of consistent and regular checking and maintenance of all facilities in the reserve.	Develop maintenance programs for the reserve.	Amenity of the reserve.
	Implement reserve asset management program.	Amenity of the reserve.
Ensure that the reserve is maintained and inspected by staff with appropriate skills.	Employment and training of staff with suitable skills to maintain the reserve.	Amenity of the reserve.
	Weekly inspection of the reserve by the Parks Supervisor.	Amenity of the reserve.
Ensure that identification and information is conveyed through signage.	Appropriate signage installed in accordance with City identity.	Reduced level of vandalism and other undesirable use resulting in reduction of maintenance.
All facilities in the reserve to comply with relevant Australian Standard.	All new equipment to comply with Australian Standards.	Compliance with Australian Standards.

# GRACE CAMPBELL RESERVE HILLDALE

Local Park  
PARK(58) 20.05

This land is owned by the City of Botany Bay. The land was classified as 'Community Land' in accordance with the transitional provisions in Schedule 7, Clause 6 of the Local Government Act 1993. The land is zoned 6(a) Recreation under the City of Botany Bay Council's Local Environment Plan 1995.

Grace Campbell Reserve is held in two titles, being Lots 21 and 22 in DP 224496. Lot 22 is subject to a drainage easement and pipeline/bore easement for Australian Paper Manufacturers Ltd.

The site is approximately 1.24 hectares or 12400 square metres in area and is bounded by Grace Campbell Crescent to the south and residential properties lie on the western and eastern boundaries and Rhodes Reserve West which is leased from Sydney Water lies to the North. The park is located in an area dominated by high density residential landuse and light industrial landuse to the north. Major industrial landuse, ICI and petrochemical plants, are located within a kilometre distance. The park is readily accessible, being located on Grace Campbell Crescent and pedestrian access can be gained through Rhodes Reserve which allows access through to Rhodes Street and Bunnerong Road to the east and Denison Street to the west. Residents from the three storey unit buildings in the area have a short walk to the park. The buildings to the east of the Reserve are a major visual impact with some undesirable views of industrial areas in the distance seen across Rhodes Reserve.

## HISTORY

The Reserve is named after a long standing member of Council's staff, Miss Grace Campbell. Miss Campbell was a long standing employee at Botany Council from 1941 until 1972 and remained in contact with Council until her death in the late 1970's. Larcombe had the following profile of Miss Campbell in his 'History of Botany 1788 to 1963':

'Miss Grace C. Campbell, born at Alexandria, was educated at Gardeners Road and Crown Street Secondary School. Miss Campbell is a resident of Mascot and was appointed to the staff of Botany Council in October, 1941 as a typiste, and has since succeeded to the position of "A" Grade Clerk. Her interests in the area have been many and varied and she has been very active in assisting with the social duties during the terms of the several Mayors, as well as the many local charitable organisations, over the years. Miss Campbell comes from a long line of pioneers in the district.'

The land known as lot 21 in DP 224496 was dedicated as a public reserve on the 10th June, 1966. The Reserve was enlarged when Lot 22 in DP 224496 was purchased from Australian Paper Manufacturers Limited at a cost of \$4000.00, in accordance with a State Planning Authority of New South Wales condition of consent, in September 1969.



Water for the Reserve is obtained from the bore owned by Australian Paper Manufacturers Limited, located in Rhodes Reserve, after an agreement was struck with the company in 1972.

Plans for a playground were initiated in 1972 and it would appear that some equipment was installed that same year. In 1976 tree planting was carried out and a tap installed for the provision of water. Much of this tree planting died and the reserve was left as an open grass area with play equipment located sporadically over the area.

In 1994, \$ was spent upgrading the reserve. A plan was prepared by Council's Landscape Architect, Julie Donnellan, who aimed to improve the amenity of the reserve through the relocation of existing equipment, provision of additional facilities and planting.

Further information regarding the parks history will be entered when available.

## RECREATIONAL USE

This local park is utilised for passive and restricted active recreation purposes and currently receives high usage especially by children and teenagers utilising the basketball area and play equipment. The reserve lies in a highly built up area where there is a high demand for open space. Conflict between users of the area for impromptu ball games and local residents has been evident ever since the subdivision was completed in the mid 1960's.

More recently immediate neighbours have raised concerns regarding the noise from the basketball court and damage to personal and public property as a result of vandalism in the reserve. After carrying out a survey in the local area, which indicated that the facility was in great demand, the Council, at its meeting on the 28th August, 1996, determined that the basketball ring be retained in Grace Campbell Reserve.

## LANDSCAPE CHARACTER AND RESOURCES

Grace Campbell Reserve is an open area enclosed by buildings and high brick and chain wire fences of adjacent properties with the three storey units towering above these on the eastern boundary. The reserve is presently dominated by the play equipment and handball wall and basketball facility. The planting installed in 1994 is only now starting to provide some spatial quality in what was once an open, unstructured area. It will be some years before the trees grow large enough to provide the screening and shade so badly needed in the park.

There are some benches located adjacent to the play areas for use by parents supervising children and others are located for passive use by adults.

The reserve is well maintained by a groundsman based in nearby Rhodes Reserve. Trees and plants are replaced quickly when removed or vandalised to ensure that this reserve will be a feature of the Hillsdale area in years to come.

## MANAGEMENT ISSUES & STRATEGIES

### 3.8.1 RECREATIONAL USE

The provision of open space at Grace Campbell Reserve is suited to both non-structured and structured, passive recreation.

Ease of access and provision of seating is of most importance.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Ensure that the reserve satisfies the non-structured passive recreation needs of the community.	Identify the recreational requirements of users and the immediate community.	Non-structured recreational requirements identified.
Ensure that the reserve satisfies informal active needs of the community.	Develop a list of appropriate activities as identified by user groups, Council staff and the community.	List of appropriate activities produced
Encourage the use of Grace Campbell Reserve for a wide use of passive activities.	Identify undesirable activities and incompatible users.	List of unsuitable users produced. Appropriate signage installed at the park indicating appropriate and inappropriate use.
	Consider provision of new or upgraded facilities in order to facilitate the above.	Investigations carried out and recommendations produced.  The upgraded master plan ultimately reflects the community requirements for the reserve.

### 3.8.2 ACCESS

Access to and through Grace Campbell Reserve will ensure ongoing use by the community and ease of maintenance.

Access to Grace Campbell Reserve must not discriminate against potential users.

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Control vehicular access to the reserve.	General vehicular access to be prohibited and prevented.	Vehicular access to the park restricted.
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